



Montgomery Road

Penwithick

PL26 8UU

Asking Price £85,000

- NO ONWARD CHAIN
- GROUND FLOOR FLAT PROVIDING ONE LEVEL LIVING
- SIZEABLE LAID TO LAWN FRONT AND REAR GARDENS
 - 990 YEAR LEASE FROM COMPLETION
- IDEAL FOR FIRST TIME BUYERS OR LANDLORD INVESTORS
- SITUATED WITHIN WALKING DISTANCE OF POST OFFICE AND CONVENIENCE STORE
 - COUNCIL TAX BAND A
- CONNECTED TO ALL MAINS SERVICES
 - VALID PRC CERTIFICATE
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Leasehold

Council Tax Band - A

Floor Area - 678.13 sq ft



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Property Description

Millerson Estate Agents are thrilled to present this two-bedroom, ground floor apartment to the market. Being situated within the heart of Penwithick, this property is being sold with no onward chain and vacant possession. It would benefit from a modernisation and renovation throughout. In brief, the accommodation briefly comprises of a light and airy entrance hallway with doors leading off to an expansive lounge, two double bedrooms, kitchen and bathroom. Externally, this property benefits from having enclosed laid to lawn front and rear gardens - perfect to catch the Cornish summer sun from at any point of the day. This property is a repaired Cornish Unit and we have been made aware that it is mortgageable and holds a valid PRC certificate. The property is connected to mains electricity, water, drainage and falls within Council Tax band A. There will be a lease of 990 years granted upon completion. Although there is no specific parking for the property there is ample on street parking nearby. Viewings are highly recommended to appreciate all that there is to offer.

Location

The village of Penwithick is located on the outskirts of St Austell and offers a recreational park, fish and chip shop plus a post office and convenience store. It has easy access to the surrounding countryside via various footpaths so perfect for evening and weekend walks. Situated a few miles away is St Austell which offers a more comprehensive range of facilities and includes access to a main line railway station which connects to both Paddington and Penzance. St Austell also offers numerous pubs, restaurants and bistros, with the Eden Project, Lost Gardens of Heligan and the famous harbour of Charlestown also within a short drive.

The Accommodation Comprises

(All dimensions are approximate)

Entrance Hallway

UPVC double glazed front door. Smoke sensor. Storage cupboard measuring 0.89m x 0.36m. Broadband/Phone connection point. Skirting.

Doors leading off to the:

Kitchen

13'10" x 8'0" (4.23m x 2.46m)
Double glazed window to the rear aspect. Extractor fan. Consumer unit and Electric meter housed. A range of wall and base fitted units with roll edge worksurfaces, tiled splash backs and stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine, fridge/freezer and freestanding oven/hob/grill. Multiple built in storage cupboards. Electric Storage Heater. Ample power sockets. Vinyl flooring. Skirting.

Airing cupboard situated in kitchen measuring 0.73m x 0.67m and housing the hot water tank, built in timber shelving.

Lounge

14'6" x 10'9" (4.44m x 3.30m)

Double glazed window to the front aspect. Coving. Dado rail. Electric Night Storage Heater. Ample power sockets. Broadband/Phone connection point. Skirting.

Bedroom One

13'11" x 8'8" (4.26m x 2.66m)

Double glazed window to the front aspect. Electric Night Storage Heater. Built in storage cupboard measuring 1.37m x 0.90m. Ample power sockets. Skirting.

Bedroom Two

11'11" x 8'6" (3.64m x 2.60m)

Double glazed window to the rear aspect. Electric Night Storage Heater. Built in Wardrobe measuring 1.02m x 0.49m. Ample power sockets. Skirting.

Bathroom

6'4" x 5'4" (1.94m x 1.63m)

Double glazed frosted window to the rear aspect. Extractor fan. Bath with electric shower over. Wash basin. W/C. Vinyl flooring. Skirting.

Garden

To the front - A laid to lawn, low maintenance garden with timber fencing identifying boundaries

To the rear, and leading off from the kitchen is a spacious, laid to lawn garden which also offers a purpose built storage outhouse - ideal for storing the BBQ, outdoor furniture and lawnmower.

Parking

There is no specific allocated parking with the property however ample, unrestricted, on street parking is available near by.

Tenure

The property is leasehold and will be granted a lease of 990 years upon completion. There is an annual service charge of £251.04 payable to Ocean Housing. *The service charge is subject to annual review.

Services

The property is connected to mains water, electricity and drainage. It falls within Council Tax Band A.

Material Information

Verified Material Information

Council tax band: A

Tenure: Leasehold

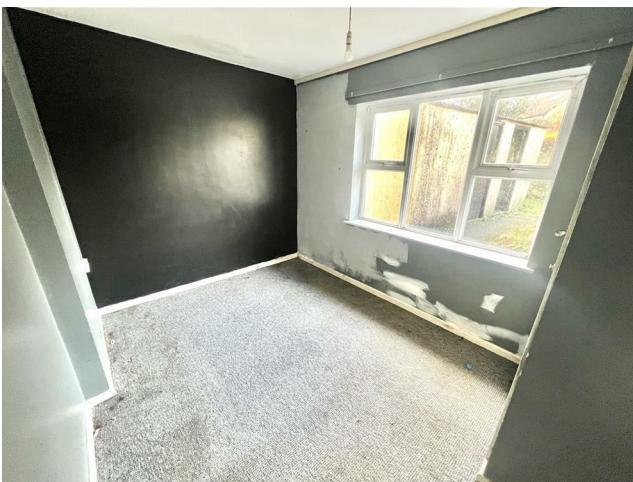
Lease length: 990 years remaining (990 years from 2025)

Service charge: £251.04 pa



Lease restrictions: Not to be used as a holiday let
 Property type: Flat
 Property construction: Re-instated Cornish Unit Flat
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: None
 Heating features: Night storage
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Poor, EE - OK
 Parking: On Street
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: D

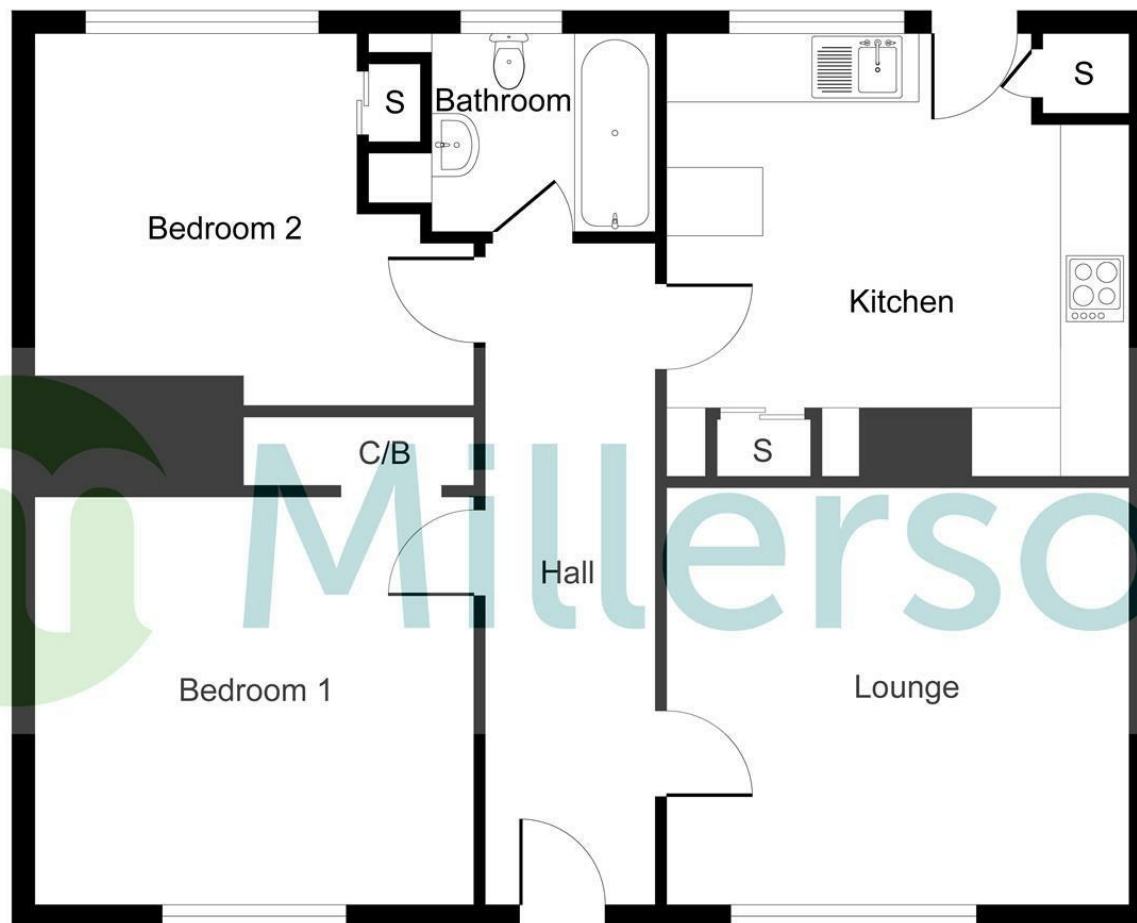
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Directions

On entering the village from St Austell, proceed past the traffic calming and pass the convenience store on your left hand side. Shortly after, take the right hand turn on to Hallaze Road and then again on to Montgomery Road. The property will then be situated on your right hand side and will be clearly identifiable by a round Millerson 'FOR SALE' board. A member of the team will be there to meet you.



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Please Speak to Our Lettings Area
Manager Lizzie Collins
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Contact Us

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