



Chapel Field

St. Austell

PL25 3EN

Asking Price £125,000

- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- TWO DOUBLE BEDROOMS
- LOTS OF POTENTIAL
- AMPLE ON STREET PARKING
- CLOSE BY TO LOCAL AMENITIES INCLUDING DOCTORS, SHOPS AND PARK
- ENCLOSED LAID TO LAWN REAR GARDEN
- COUNCIL TAX BAND A
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 979.52 sq ft



Property Description

Millerson Estate Agents are delighted to bring this spacious, two-bedroom property, situated in Bethel in St Austell, to the market. This home briefly comprises of a bright and airy entrance hallway with doors leading off to the spacious, rear facing lounge/diner and kitchen which has a rear access door leading straight to the rear garden. In addition, there is a spacious storage cupboard situated within the hallway which was once a W/C – this could be reinstated or used as an area for coats/shoes and bags. Upstairs benefits from two double bedrooms, a walk-in wardrobe style room and a fully fitted bathroom. To the rear there is a low maintenance, enclosed, laid to lawn rear garden with a purpose-built outhouse located both to the front and the rear. The property would benefit from renovation and modernisation throughout and would be ideal for those first-time buyers looking to put their stamp on their first home. Alternatively, it could make a great investment for those looking to buy to let. There is no specific allocated parking with the property however there is ample visitor and on street parking situated close by. The property is connected to all mains services and falls within Council Tax Band A. Viewings are highly recommended to appreciate all that this property has to offer.

Location

The property is situated in a prime location for access to both Bethel, Holmbush and Sandy Hill. It is within walking distance of schools, supermarkets, public houses, convenience stores and Bethel Methodist church. The doctors surgery and pharmacist is also within easy access of the property. Further afield St Austell town centre is situated approximately 1 mile away and offers a wider range of shopping, coffee shops, restaurants and local leisure centre. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breath-taking Lost Gardens of Heligan and of course the world famous Eden Project.

The Accommodation Comprises

(All dimensions are approximate)

Ground Floor

Entrance Hallway

Smoke sensor. Alcove storing previously used hot air heating system unit. Ample power sockets. Vinyl tiling. Skirting. Doors leading through to:

Lounge / Diner

17'5" x 15'5" (5.32m x 4.70m)

Maximum measurements taken – (L-Shaped). Two double glazed windows to the rear aspect. Thermostat control. Electric wall mounted fire. Ample power sockets. TV Aerial connection point. Vinyl flooring. Skirting.

Kitchen

9'3" x 8'7" (2.82m x 2.64m)

Double glazed window to the rear aspect. A range of wall and base fitted units with roll edge worksurfaces and tiled surround. Integrated stainless steel sink with drainer and mixer tap. Space and plumbing for freestanding oven/hob/grill, fridge/freezer and washing machine. Ample power sockets. Vinyl flooring. Skirting. Double glazed frosted door provides access to the rear garden.

Storage Room (Previous W/C)

5'8" x 3'5" (1.75m x 1.05m)

No window.

First Floor

Landing – Double glazed window to the front aspect. Smoke sensor. Loft access. Airing cupboard measuring 0.88m x 0.85m and housing hot water cylinder.

Doors leading off to:

Bedroom One

12'11" x 11'6" (3.94m x 3.53m)

Maximum measurements taken. Two double glazed windows to the rear aspect.

Ample power sockets. Skirting.

Bedroom Two

13'2" x 8'7" (4.03m x 2.62m)

Double glazed window to the rear aspect. Ample power sockets. Skirting.

Bathroom

9'8" x 6'7" (2.97m x 2.01m)

Two double glazed frosted windows to the front aspect. Extractor fan. Bath with shower over. Wash basin. W/C with push flush. Wet room style flooring. Skirting.

Walk in Cupboard

5'7" x 3'7" (1.71m x 1.11m)

No window.

Externally

To the Front – The property is accessed via a public footpath situated off of the main estate access road. The property has a front purpose-built store which measures 0.90m x 0.81m and houses the consumer unit and electric meter.

To the Rear – As you come out to the rear garden from the kitchen there is immediately a purpose-built outhouse measuring 1.21m x 0.86m and suitable for storage e.g. recycling bins/bags. The garden itself is predominantly laid to lawn with fencing identifying boundaries.

Parking

There is no allocated off-street parking for the property however ample visitor and on street, unrestricted parking situated close by.

Services

The property is connected to mains electricity, water and drainage. There does not appear to be any current heating within the property however there is the previous hot air heating control unit still present. The property falls within Council Tax Band A.

Tenure

The property is freehold. There is an annual service charge of £220.32 payable to Ocean Housing. *The service charge is subject to annual review.

As of April 1st 2025, the annual service charge will be increasing to £276.00

Material Information

Verified Material Information



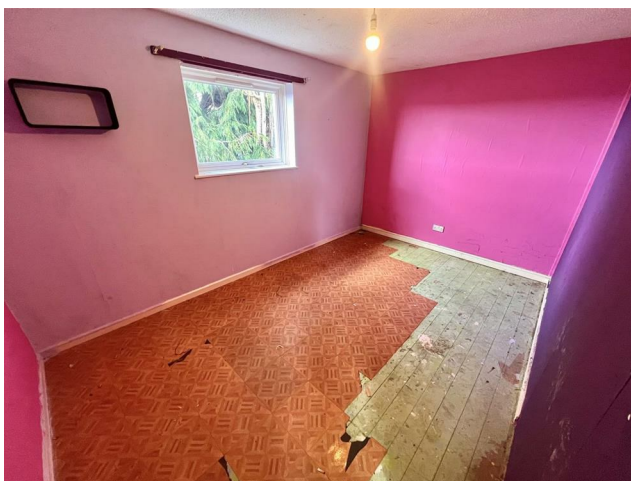
Council tax band: A
 Tenure: Freehold
 Property type: House
 Property construction: Standard form
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: None
 Heating features: None
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good
 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

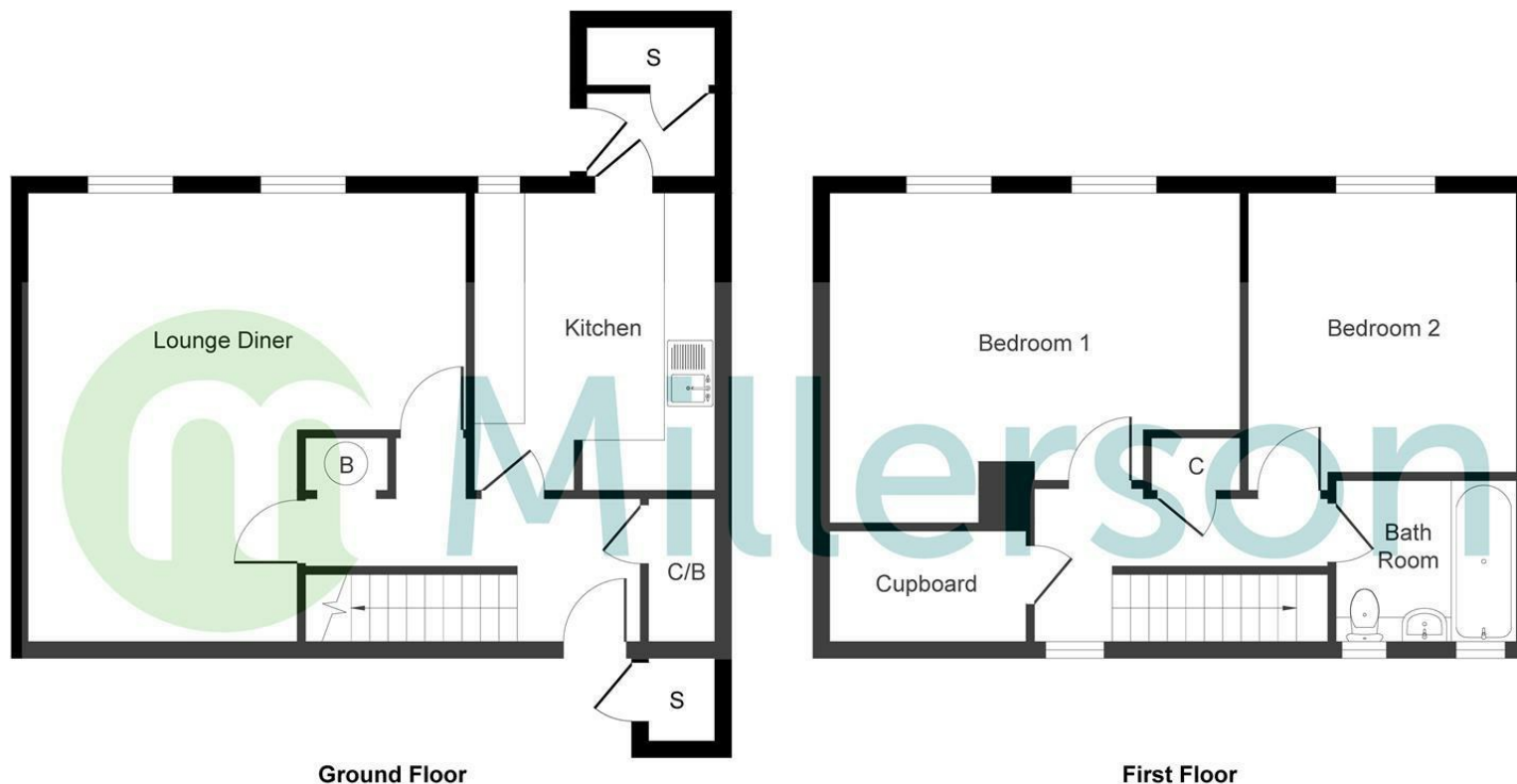
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The information contained is intended to help you decide whether the
 property is suitable for you. You should verify any answers which are
 important to you with your property lawyer or surveyor or ask for quotes from
 the appropriate trade experts: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

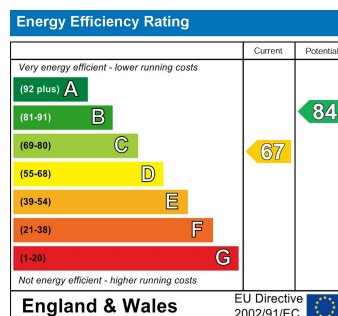
Directions

From our St. Austell office turn right onto High Cross Road. At the roundabout
 take the first exit onto Carlyon Road. Continue to Polkyth Road. At the four
 way junction head straight over. You will pass Sandy Hill School on your left.
 At the roundabout go straight over, then at the traffic lights continue straight
 until you meet the double roundabout. At which go directly over both with
 the Bethel park on your right hand side. Take the left hand turn into Chapel
 Field and follow the road around and continue to the end of the estate where
 the property will shortly be on your left hand side and will be clearly
 identifiable with a round 'FOR SALE' Millerson board.





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Manager Lizzie Collins
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