



Penwithick Park
St. Austell
PL26 8YX

Asking Price £200,000

- NO ONWARD CHAIN AND VACANT POSSESSION UPON COMPLETION
- IDEAL FOR FIRST TIME BUYERS
- MODERN KITCHEN AND BATHROOM
- OFF ROAD PARKING FOR TWO VEHICLES
- POPULAR VILLAGE LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES
- DOUBLE GLAZING THROUGHOUT



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Tenure - Freehold

Council Tax Band - B

Floor Area - 850.00 sq ft



Property Description

Millerson Estate Agents are pleased to bring this three bedroom mid-terraced property to the market. Being sold with no onward chain and vacant possession upon completion, this property is ideal for those looking to get their foot onto the property ladder. In brief, the property comprises of a spacious lounge, modern kitchen and cloakroom on the first floor whilst upstairs is home to three bedrooms and also the family bathroom. Outside, there is a small enclosed garden to the rear with and two off road parking spaces at the front. The property is heated via electric radiators and falls under Council Tax Band B. Viewings are highly recommended to appreciate all that this property has to offer.

Location

Penwithick Park is located within the popular clay village of Penwithick. Local amenities including a shop, takeaways, a social club and a park are all within walking distance whilst St Austell is less than three miles away. St Austell is home to a wider range of amenities and benefits from a cinema and bowling alley, numerous public houses and bistros, public parks, leisure centre and schools. Further afield lie the picturesque harbours of Charlestown and Mevagissey, the fabulous coastal walks of the Roseland Peninsula and the delightful gardens at Heligan.

The Accommodation Comprises

All dimensions are approximate.

Entrance Hall

Coving. Storage cupboard housing consumer unit and electric meter. Plug sockets. Vinyl flooring. Doors to:

Lounge

15'7" x 13'1" (4.77m x 4.01m)
Double glazed window to the front and rear aspect. Skimmed ceiling. Coving. Wall mounted electric radiator. Ample plug sockets. TV and broadband point. Skirting. Carpeted flooring. Stairs leading to first floor. Door leading into the

Kitchen

13'6" x 9'4" (4.13m x 2.87m)
Double glazed window to the rear aspect. Skimmed ceiling. A

range of wall and base fitted units with roll top work surfaces. Integrated induction hob and oven with extractor over. Space and plumbing for washing machine, fridge freezer, dishwasher and tumble dryer. Wall mounted electric radiator. Tiling around stain sensitive areas. Ample plug sockets. Skirting. Tiled flooring. Double glazed French doors to the rear aspect.

Cloakroom

5'10" x 3'4" (1.78m x 1.03m)
Frosted double glazed window to the front. Wash basin. WC with push flush. Vinyl flooring.

First Floor

Skimmed ceiling. Coving. Loft access. Smoke sensor. Cupboard housing hot water tank. Plug sockets. Skirting. Carpeted flooring. Doors leading to:

Bedroom One

13'1" x 9'4" (4.00m x 2.87m)
Double glazed window to the rear aspect. Skimmed ceiling. Coving. Wall mounted electric radiator. Ample plug sockets. Broadband point. Skirting. Carpeted flooring.

Bedroom Two

9'8" x 8'5" (2.96m x 2.58m)
Double glazed window to the front aspect. Skimmed ceiling. Built-in wardrobe. Wall mounted electric radiator. Ample plug sockets. Skirting. Carpeted flooring.

Bedroom Three

9'8" x 6'10" (2.96m x 2.09m)
Maximum measurements taken.
Double glazed window to the rear aspect. Skimmed ceiling. Ample plug sockets. Skirting. Carpeted flooring.

Bathroom

8'4" x 5'8" (2.55m x 1.74m)
Frosted double glazed window to the front aspect. Loft access. Extractor fan. Bath with Triton electric shower over. Wash basin. WC with push flush. Wall mounted electric heater. Heated towel rail. Tiling around water sensitive areas. Vinyl flooring.



Outside

To the front- Bricked driveway parking for two vehicles. Courtesy light.

To the rear- Patio area ideal for a small furniture set. Tiered laid to lawn garden.

Parking

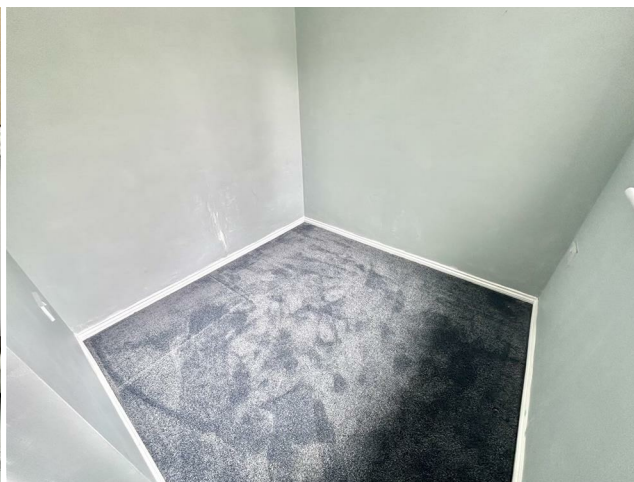
There is off road parking for two vehicles. On street parking is also available.

Tenure

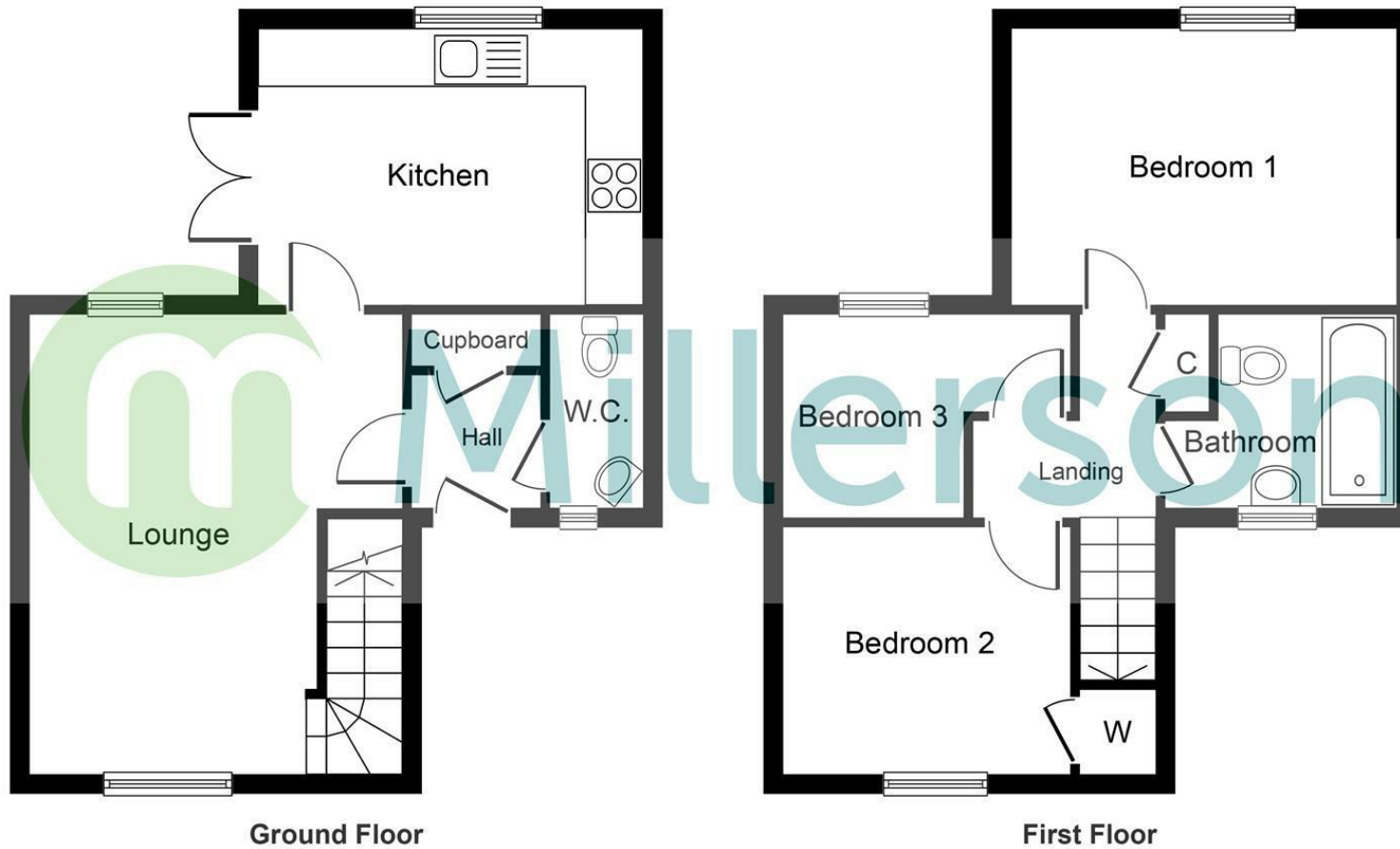
Freehold.

Services

Mains electricity, water and drainage. This property falls under Council Tax Band B.



Directions To Property



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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Valuation Request



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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