



M A Y W H E T T E R & G R O S E

56 MOUNTSIDE ROAD, PAR, PL24 2FG
FIXED PRICE £91,800



A WELL SITUATED SECTION 106 TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT. FURTHER BENEFITS INCLUDE NUMBERED ALLOCATED PARKING, UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. THE PROPERTY BENEFITS FROM ACCESS TO COMMUNAL GROUNDS AND OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS AFFORDABLE LEASEHOLD PROPERTY. PLEASE NOTE: INTERESTED PARTIES ARE URGED TO ENSURE THAT THEY MEET THE VIEWING CRITERIA PRIOR TO ARRANGING A VIEWING. EPC - C
SEE AGENTS NOTES



Location

Par is excellent for local residential living and increasingly as a holiday destination. The village has an excellent range of local shops and facilities including doctors surgery, Boots chemist, large Post Office, various hairdressers, 2 general stores, a number of public houses, running track, main line railway station and a sandy beach. There is a fruit and veg shop, pasty shop, holiday park with small swimming pool and further centre with pool, gym and other facilities.

Directions

Head out of St Austell on the A390, past the Britannia pub on the right hand side. Head up the hill to St Blazey Gate. On the right you will notice the Four Lords public house and petrol station. After the Four Lords pub turn right onto Trenovissick Road and head down the hill, following the road down and onto Par Lane and continue past the turning to Manor View and proceed until you reach the turning on your right signposted Mountside. Proceed in to the development, continue up the hill where the property is located on the right hand side of the road. The numbered, communal parking space is located to the left hand side of the main entrance door.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Accessed via the communal access door, stairs lead up to the first floor to the door clearly numbered 56.

Hardwood door allows external access into entrance hall.

Entrance Hall

7'9" x 5'2" (2.38 x 1.58)



Doors through to bedrooms one, two, open plan lounge/kitchen/diner and bathroom. Additional door opens to provide access to the in-built storage cupboard housing the mains fuse box. Carpeted

flooring. Loft access hatch. Wall mounted phone entry hand set. BT Openreach telephone point. Fibre link to premises. Wall mounted thermostat.

Bathroom

6'8" x 6'11" (2.04 x 2.11)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin, panel enclosed bath with fitted glass shower screen, central mixer tap with fitted shower attachment. Part tiled walls. Tile effect vinyl flooring. Radiator. Electric plug in shaver point. Fitted extractor fan.

Bedroom Two

10'6" x 7'4" (3.22 x 2.26)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator. Television aerial point.

Bedroom One

10'6" x 11'6" (3.22 x 3.52)



Upvc double glazed window to rear elevation.
Radiator. Carpeted flooring. Television aerial point.
Telephone point.

Open Plan Kitchen/Lounge/Diner

17'2" x 23'1" - max (5.24 x 7.04 - max)



A lovely triple aspect room with two Upvc double glazed windows to front elevation with views, Upvc double glazed window to side elevation. Additional Upvc double glazed window to rear elevation providing natural light to the kitchen area. The lounge/diner offers carpeted flooring, radiator, television aerial point, in-built satellite points and telephone point. Opening through to kitchen area. Matching wall and base kitchen units, square edged work surfaces, four ring mains gas hob with fitted electric oven below and fitted extractor above. Part tiled walls. Tile effect vinyl flooring. Space for additional kitchen appliances. Agents Note: The updated mains gas fired central heating boiler is located within one of the kitchen wall units. Stainless steel one and half bowl sink with matching draining board and central mixer tap.





Outside

To the front, to the left hand side of the main communal entrance door is the numbered parking space for the property. The property also benefits the enjoyment of the communal grounds.

Council Tax Band - A

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: sales@maywhetter.co.uk

Eligibility

We would be looking to prioritise someone with an Area Local Connection to the parishes of either St Blaise, Treverbyn, Luxulyan, Lanlivery, Tywardreath and Par, Fowey, St Austell, St Austell Bay and Carlyon. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse:

- Current residency/permanent employment of 16 + hours per week for 3 + years within the previous 10 years

OR

- Resident for 10 years within the first 16 years of their life

OR

- Close family member (Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 +

years and is in need of or can give support

OR

- Born in the parish

After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) – please ask us for details.

In addition the applicant will need to:

- Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP)
- Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
- Have viewed and offered on the property

Agents Notes

Leasehold Property

999 year lease commenced January 2010

Service Charge £2,500 per flat paid annually

Additional charge to Porth Meadow Estate - £218 annually

Pets - 1 dog or cat allowed any additional pets permission required from management company Lease states private residence only - no holiday letting

1 designated parking space

Fixed Price £91,800 (68% of open market value)

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate only. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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