



Montgomery Road

Penwithick

St. Austell

PL26 8UU

Guide Price £85,000

- NO ONWARD CHAIN
- PRC CERTIFICATE AVAILABLE
- TWO DOUBLE BEDROOMS
- COSMETIC MODERNISATION REQUIRED
- ENCLOSED REAR GARDEN
  - PERFECT FIRST HOME
  - POPULAR RESIDENTIAL LOCATION
- GOOD LINKS TO THE A30
  - DOUBLE GLAZING THROUGHOUT
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 699.65 sq ft



#### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this two-bedroom, first floor apartment to the market. Being situated within the heart of Penwithick, this property is being sold with no onward chain and vacant possession. The property could do with modernisation 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/diner and bathroom. Externally, this property benefits from have an expansive, enclosed laid to lawn rear garden -perfect for a spot of Al Fresco dining. This property is a repaired Cornish Unit, however, we have been made aware that it is mortgageable and hold 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 enjoying both easy access into the surrounding countryside, combined with the benefit of the comprehensive facilities available in St Austell, just a few miles away. Penwithick itself offers takeaway shops and convenience stores. These include a main line rail-link to London, Paddington, numerous pubs, restaurants and bistros, whilst further afield lies the world renowned Eden Project and the stunning beaches of both the north and south coasts. St Austell offers 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 breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE HALLWAY

Double glazed UVPC front door, wooden stairs, leading up to landing

#### LANDING

9'5" x 3'3" (2.88m x 1.01m)

Smoke sensor, loft access, electrical plug socket, storage cupboard.

#### KITCHEN

13'5" x 9'10" (4.1 x 3.0m)

Skimmed ceiling, extractor fan, double glazed UVPC window to rear aspect, stainless steel sink and drainer, space for cooker, washing machine and dishwasher, head and base cupboard units, ample plug sockets, storage heater, storage cupboard with emersion tank and fuse board, another storage cupboard, space for fridge freezer and vinyl flooring.

#### LIVING ROOM

14'6" x 11'0" (4.42 x 3.36m)

Double glazed UVPC window to front aspect, night storage heater, ample plug sockets, TV point, skirting, carpet.

#### BEDROOM ONE

15'8" x 8'11" (4.78 x 2.72m)

Double glazed UVPC window to rear aspect, night storage heater, ample plug sockets, storage cupboard, skirting, carpet

#### BEDROOM TWO

12'0" x 8'6" (3.68 x 2.6m)

Double glazed UVPC window to rear aspect, night storage heater, ample plug sockets, storage cupboard, skirting, carpet.

#### BATHROOM

6'10" x 5'5" (2.1 x 1.67m)

Double glazed UVPC frosted window to rear aspect, extractor fan, storage heater, wall mounted sink unit with hot and cold tap, WC unit, bath with hot and cold tap plus a portable shower head, adjacent walls fully tiled, vinyl flooring.

#### OUTSIDE

There is a grass covered garden to the side and rear of the flat and also a solid built construction outbuilding to the side of the property. From the road there is a wooden gate and concrete path to the front door.

#### PARKING

There is no allocated parking with this property. On-street parking can be found close by.

#### SERVICES

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

#### TENURE

The property is leasehold and will be granted a lease of 990 years upon completion. There is an annual service charge of £299.04 payable to Ocean Housing. \*The service charge is subject to annual review.

#### MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Tenure: Leasehold

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

Service charge: £299.04 pa

Lease restrictions: Not to be used as a holiday let

Property type: Flat

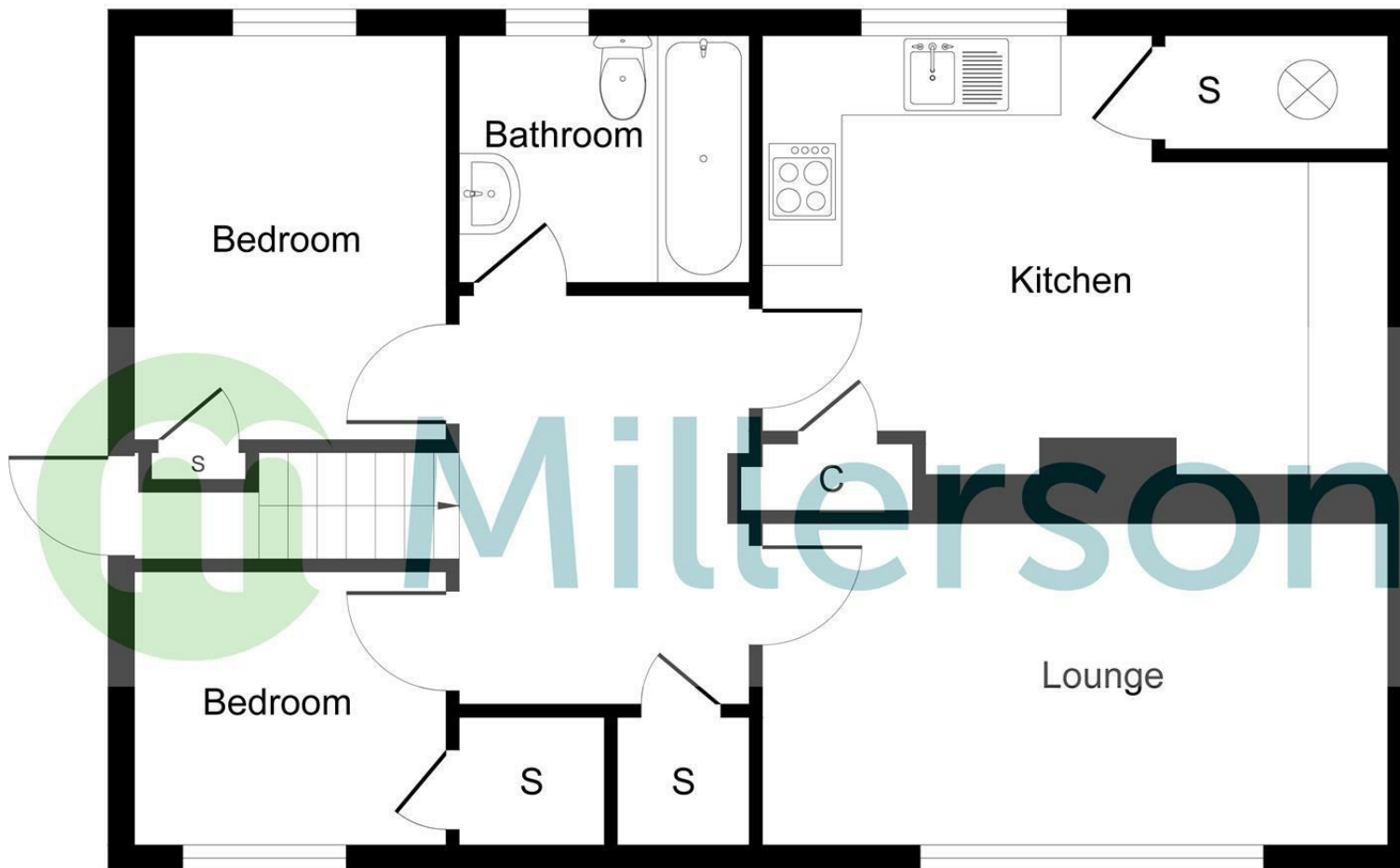
Property construction: Re-instated Cornish Unit Flat



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.



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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 68      | 73        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

## Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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