



Trevithick Road

St. Austell

PL25 4RJ

Guide Price £75,000

- NO ONWARD CHAIN
- 990 YEAR LEASE GRANTED IN 2025
- PERFECT FIRST HOME
- IDEAL INVESTMENT WITH AN EXPECTED RENTAL YIELD OF 10.4%
- REAR GARDEN WITH EXTERNAL STORAGE SHED
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PRIVATE ENTRANCE
- DECEPTIVELY SPACIOUS
- PET FRIENDLY
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com



Tenure - Leasehold

Council Tax Band - A

Floor Area - 462.84 sq ft



1



1



1



F30

#### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this one-bedroom ground floor flat, ideally positioned in the heart of St Austell. Enjoying a highly convenient location, the property is within easy walking distance of a wide range of local amenities and excellent transport links, making it a fantastic opportunity for both First Time Buyers and investors alike.

Offered to the market with no onward chain, this home provides a great chance to step onto the property ladder or to add to a rental portfolio, with an estimated rental income of £650 per calendar month, delivering an attractive rental yield of 10.4%. While the property would benefit from a degree of modernisation, it offers a solid foundation and plenty of potential.

The accommodation briefly comprises a spacious double bedroom, a cosy lounge perfect for relaxing, a well-equipped kitchen, and a practical wet room. Heating is provided via wall-mounted electric radiators, and the property falls under Council Tax Band A, keeping ongoing costs manageable.

The flat is held on a 990-year lease granted in 2025, with an annual service charge of £668.18, payable to Ocean Housing. Whether you're looking for a centrally located home or a smart investment, this property deserves a closer look. Viewings are highly recommended to fully appreciate all that this promising flat has to offer.

#### LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure center. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. 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 breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

#### THE ACCOMMODATION COMPRISES

All dimensions are approximate.

#### STORM PORCH

Storage cupboard (1.18m x 0.51m) which has power connected. uPVC double glazed door leading to:

#### ENTRANCE HALLWAY

Skimmed ceiling. Smoke alarm. Carbon monoxide alarm. Two built-in

storage cupboards, one of which houses the hot water cylinder. Electric storage heater. Skirting. Vinyl flooring.

#### LOUNGE

12'11" x 9'11" (3.94m x 3.03m )

Skimmed ceiling. Dual aspect double glazed windows to the front and side aspect. Electric fire. Electric storage heater. Multiple plug sockets. Television point. Skirting. Exposed flooring.

#### KITCHEN

12'11" x 5'8" (3.94m x 1.74m )

Skimmed ceiling. Extractor fan. Double glazed window to the rear aspect. Consumer unit. A range of wall and based fitted storage cupboards. Space for an electric oven, washing machine, dishwasher, fridge and freezer. Splash-back tiling. Stainless steel wash basin with drainage board. Multiple plug sockets. Skirting. Vinyl flooring.

#### BEDROOM

12'11" x 8'0" (3.94m x 2.45m )

Skimmed ceiling. Double glazed window to the front aspect. Electric storage heater. Multiple plug sockets. Skirting. Exposed flooring.

#### WETROOM

8'10" x 5'0" (2.71m x 1.53m )

Skimmed ceiling. Extractor fan. Frosted double glazed window to the rear aspect. Splash-back panelling. Electric shower. Wash basin. W.C. Vinyl flooring.

#### OUTSIDE

This property benefits from having a expansive rear garden which is in need of some care and attention.

#### STORAGE SHED

6'7" x 6'1" (2.02m x 1.86m )

#### PARKING

This property benefits from having communal parking, which operates on a first come, first serve basis.

#### SERVICES

This property is connected to mains electricity, water and drainage. The heating is distributed via electric storage heaters and falls under Council Tax Band A.

#### TENURE

There is an annual service charge on the property of £668.16 which includes grounds maintenance, management fees & insurance. The management agent is Ocean Housing

\*The Service charge subject to annual review.

#### MATERIAL INFORMATION



#### Verified Material Information

Council tax band: A

Council tax annual charge: £1561.69 a year (£130.14 a month)

Property construction: Standard form

Solar Panels: No

Other electricity sources: No

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three -

Excellent, EE - Excellent

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term 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: F

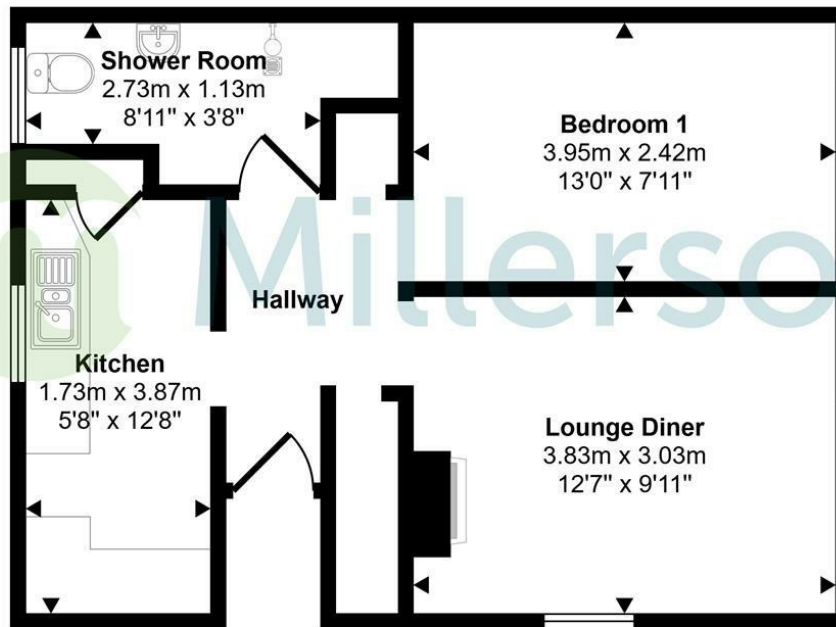
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.





Approx Gross Internal Area  
40 sq m / 433 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| 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>                            |         | 75        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            | 30      |           |
| (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

Millerson Estate Agents

5-6 Market Street

St Austell

Cornwall

PL25 4BB

E: [st.austell@millerson.com](mailto:st.austell@millerson.com)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

Scan QR Code For  
Material Information



Scan  
me!

 **Millerson**  
millerson.com