



## **LAMORNA PARK ST AUSTELL PL25 3SX**

### **2 BEDROOM DETACHED COACH HOUSE SECTION 106**

A superb opportunity to purchase under the Section 106 Scheme.

This appealing 2 bedroom coach house is situated in Lamorna Park. With open plan living, sea views and a well-presented interior, this home has a certain charm.

Step outside to enjoy the decked garden and convenient parking. With a section 106 agreement in place, this property gives buyers the opportunity to take that first step onto the housing ladder.

**VIEWING HIGHLY RECOMMENDED**

### **Key Features**

Well Presented  
Section 106 Property

2 Bedrooms

Open Plan Living  
Accommodation

Sea Views

Rear Garden with  
Decked Areas

Allocated Parking  
for 2+ Cars

## About the Property and Location

This appealing coach house is situated on a modern development in the Carclaze area of St Austell with good access to the A390. The accommodation is on first floor level with the garages belonging to other properties. The town centre is just 1 mile away and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, a popular location, due to the beautiful setting and quality restaurants. Also within a short distance is the captivating Lost Gardens of Heligan and of course the world-famous Eden Project.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance

Canopied entrance with composite front door into hall with stairs leading to the first floor landing. White panel doors to the open plan living space, bedrooms and shower room. Panel heater. Velux roof light providing good natural light. uPVC double glazed door to the garden.

### Open Plan Living Space

#### Lounge/Diner

**13' 9" x 11' 2" (4.2m x 3.4m)**

An attractive space with sea views from uPVC double glazed windows in the kitchen and the lounge/diner. Panel Heater. Ceiling light. Wood effect flooring. Opening to:

#### Kitchen

**8' 10" x 6' 7" (2.7m x 2.0m)**

Fitted with a range of wall and base units with drawers, with worktops over incorporating a stainless steel sink. Space and plumbing for a washing machine. Space for cooker (included) with extractor over. Space for fridge freezer. Part-tiled walls. Ceiling light. Wood effect flooring.

#### Bedroom 2/Office

**8' 10" x 6' 7" (2.7m x 2.0m)**

Velux roof light. Panel heater.

#### Bedroom 1

**12' 10" x 9' 6" (3.9m x 2.9m) max**

uPVC double glazed window to the front elevation with sea views. Built-in double walk-in wardrobe with automatic light. Built-in airing cupboard. Access to the loft.

#### Shower Room

uPVC double glazed window to the side elevation. Double walk-in shower with glazed panel and bathroom wall paneling. Vanity unit with storage incorporating a low level WC and wash-hand basin. Extractor fan. Heated towel rail. Vinyl flooring.

## Exterior


The garden to the rear comprises 2 decked seating levels with shingle and fencing to the boundaries. Private bin store with shared pathway with one other property.

## Parking

Allocated parking, comprising of tandem parking for 2+ cars. *Please note the garages do not form part of this property.*

## Additional Information

### EPC 'D'

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	67	67
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	

### Council Tax Band 'A'

**Services** – Mains Electric, Mains Drainage

**What 3 words** - ///respected.springing.backtrack

**Property Age** – C.2005

**Tenure** – Leasehold 99 year lease - 80 years remaining

### Section 106 Affordable Home

Tenure	Leasehold
Full Value	£155,000
Percentage of Value	70%
Purchase Price	Fixed at £108,500

### AGENTS NOTE

There are eligibility criteria for purchasing this Section 106 property and you will be asked to complete a form prior to a viewing.

### Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

### Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



**Landing**



**Open Plan Living**



**Open Plan Living**



**Kitchen**



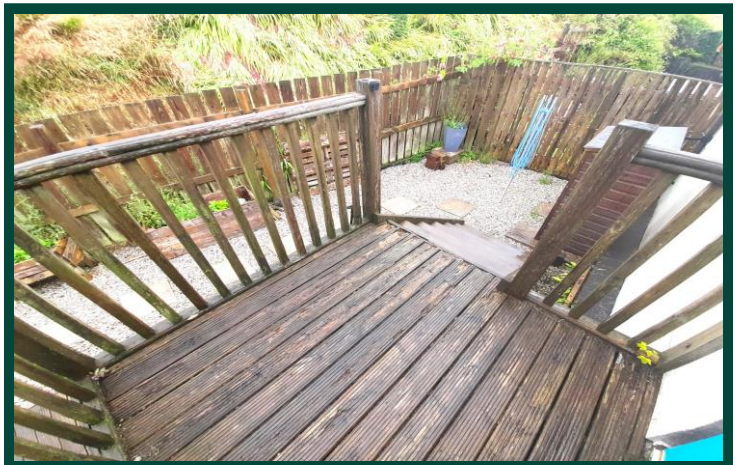
**Bedroom One**



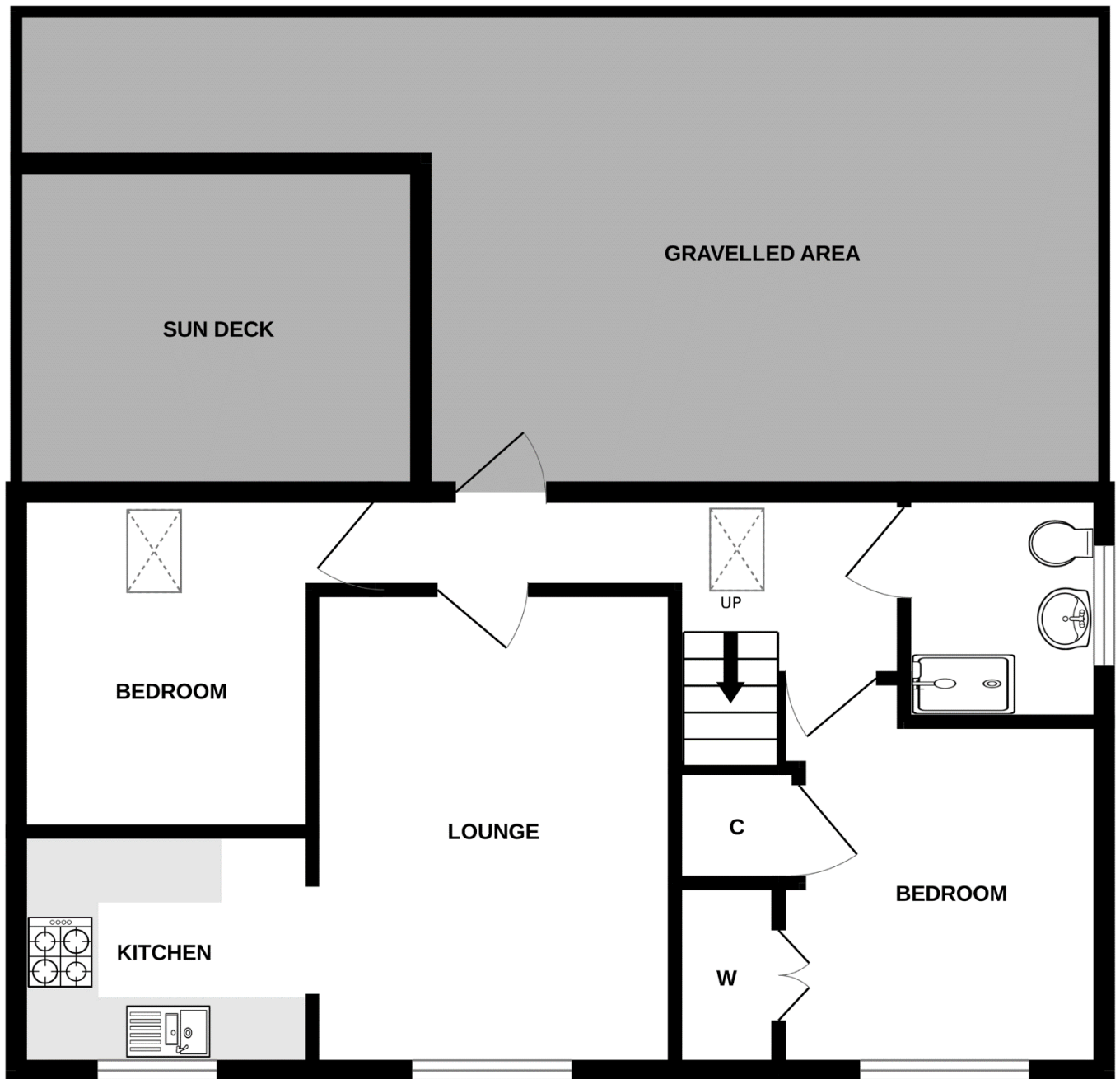
**Bedroom Two**



**Shower Room**



**Part of Garden**



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 and 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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