



## **SANDY HILL ST AUSTELL PL25 3AT**

### **IMPOSING DETACHED HOUSE DIVIDED INTO 4 APARTMENTS**

Welcome to this imposing detached house on the outskirts of the market town of St Austell. This unique property is currently divided into four apartments, making it a fantastic investment opportunity for those looking to generate rental income.

Boasting character features throughout, this property has plenty of charm and potential. While some updating is needed, the price reflects the opportunity to make this property truly shine.

With tenants already in place who wish to stay on, you can start earning rental income from day one.

**VIEWING RECOMMENDED**

### **Key Features**

Imposing Detached  
Old House

Currently Divided into  
4 Apartments

Generous Grounds  
Plus Parking

Character Features

Tenants in Situ

Investment  
Opportunity

## About The Location

This delightful property is situated on generous grounds with parking. The market town of St Austell 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)

The entrance door leads to a vestibule which in turn leads to the hallway with doors giving access to Apartments 1,3 and 4. Flat 2 is accessed via a pedestrian gate to the rear.

### APARTMENT 1

A ground floor apartment.

#### Entrance Hall

With door to:

#### Kitchen

**10' 2" x 8' 6" (3.1m x 2.6m) max**

uPVC double glazed window to the rear. Doors to bathroom, lounge and studio.

#### Bathroom

**10' 2" x 4' 11" (3.1m x 1.5m)**

uPVC double glazed window to the rear. Bathroom suite with shower over bath. Heater.

#### Lounge

**16' 1" x 12' 2" (4.9m x 3.7m)**

Single glazed bay window. Night storage heater.

#### Bedroom

**15' 1" x 14' 1" (4.6m x 4.3m)**

Single glazed bay window plus triple single glazed windows to the garden. Night storage heater.

#### Studio

**14' 1" x 13' 5" (4.3m x 4.1m)**

Currently used as a tattoo studio by the tenant. uPVC double glazed window. Panel heater.

### APARTMENT 3

A two-storey apartment accessed from the hallway. Door into:

#### Lounge

**15' 5" x 12' 10" (4.7m x 3.9m)**

Single glazed bay window. Open tread stairs to first floor.

#### Bedroom

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

Wood single glazed window.

#### Bathroom

**9' 10" x 5' 3" (3.0m x 1.6m)**

Wood window to the rear.

#### Kitchen

**13' 9" x 7' 7" (4.2m x 2.3m)**

Large single glazed window to the side.

### APARTMENT 4

A first floor apartment with access from the hall. The stairs to this apartment are the original offering character features to the landing area.

#### Bathroom

**11' 2" x 5' 3" (3.4m x 1.6m)**

Window to the rear. White suite. Cupboard with Worcester combi-boiler (for this property only).

#### Kitchen/Diner

**12' 10" x 11' 10" (3.9m x 3.6m)**

Single glazed windows. Base units with sink.

#### Bedroom

**13' 1" x 12' 2" (4.0m x 3.7m)**

Currently used as a bedroom/lounge. Three single glazed windows to the side. Two single glazed windows to the front. Radiator.

#### Bedroom

**8' 2" x 6' 7" (2.5m x 2.0m)**

Single glazed window to the front.

### APARTMENT 2

Own access to the rear of the property with outside space.

#### Kitchen

**8' 2" x 7' 7" (2.5m x 2.3m)**

Wall, base and drawer units. Stainless steel sink and drainer. Space for electric cooker. Space and plumbing for washing machine. Door to

#### Bathroom

**7' 10" x 5' 7" (2.4m x 1.7m)**

Single glazed window to rear. Bath with shower over. Wash hand basin. Central heating radiator.

#### Lounge

**13' 9" x 13' 9" (4.2m x 4.2m)**

Single glazed window to rear. Central heating radiator. Built-in storage cupboard. Door to stairs and landing.

#### Bedroom

**11' 6" x 10' 6" (3.5m x 3.2m)**

Single glazed window to the rear. Central heating radiator.

#### WC

Single glazed window to the side. Low level WC. Wash hand basin.





**Flat 1 Lounge**



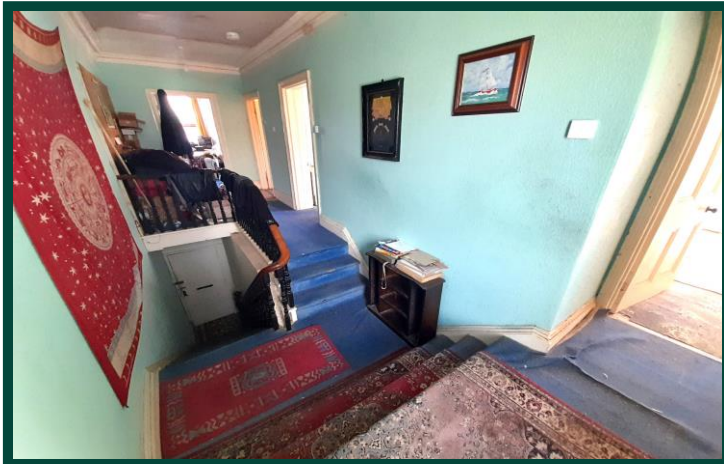
**Flat 1 Bedroom**



**Flat 3 Lounge**



**Flat 3 Kitchen**



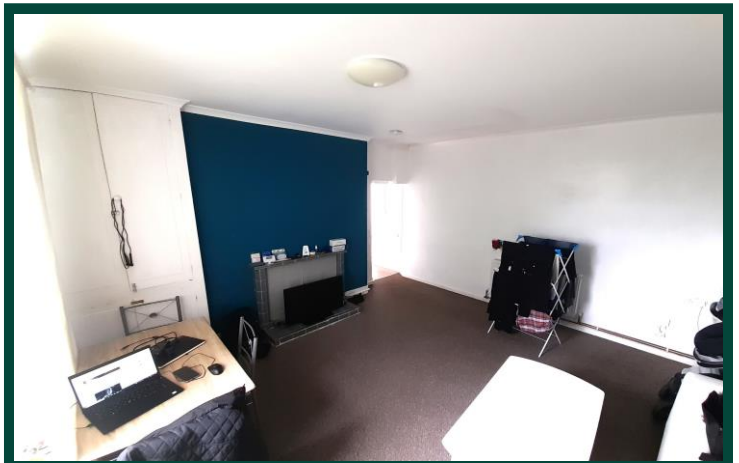
**Flat 4 Landing**



**Flat 4 Kitchen**

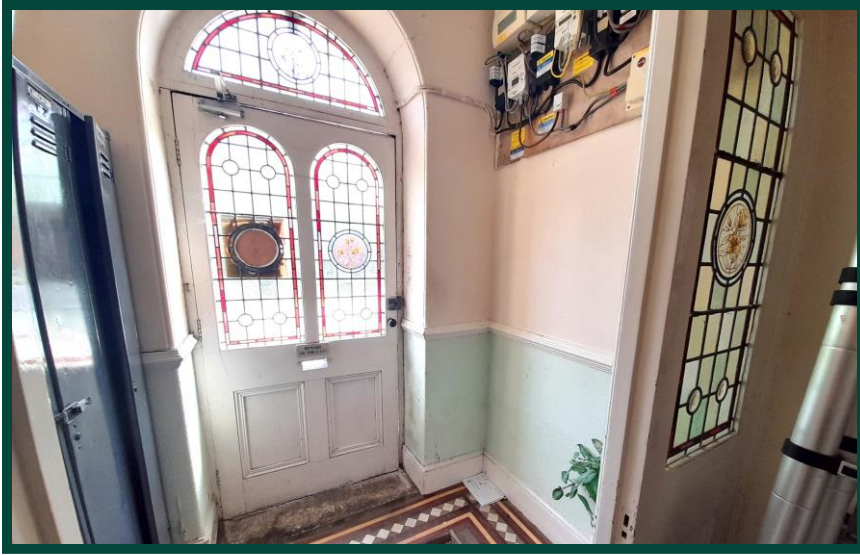


**Flat 2 Kitchen**



**Flat 2 Lounge**





Entrance to the House



Parking and Garden

### Exterior & Parking

The property is set on a generous plot with level gardens and parking.

### Additional Information

**Flat 1 - EPC 'Exempt'**

**Flat 2 - EPC 'E'**

**Flat 3 - EPC 'Exempt'**

**Flat 4 - EPC 'D'**

**Council Tax - Each Apartment is Band 'A'**

**Services** - Mains Electric, Gas and Drainage (not all apartments have gas)

**What 3 words** - ///splits.laptop.motivates

**Property Age** - tbc

**Tenure** - Freehold

**Rent** - Rent Payments for the apartments are in the region of £600 pcm

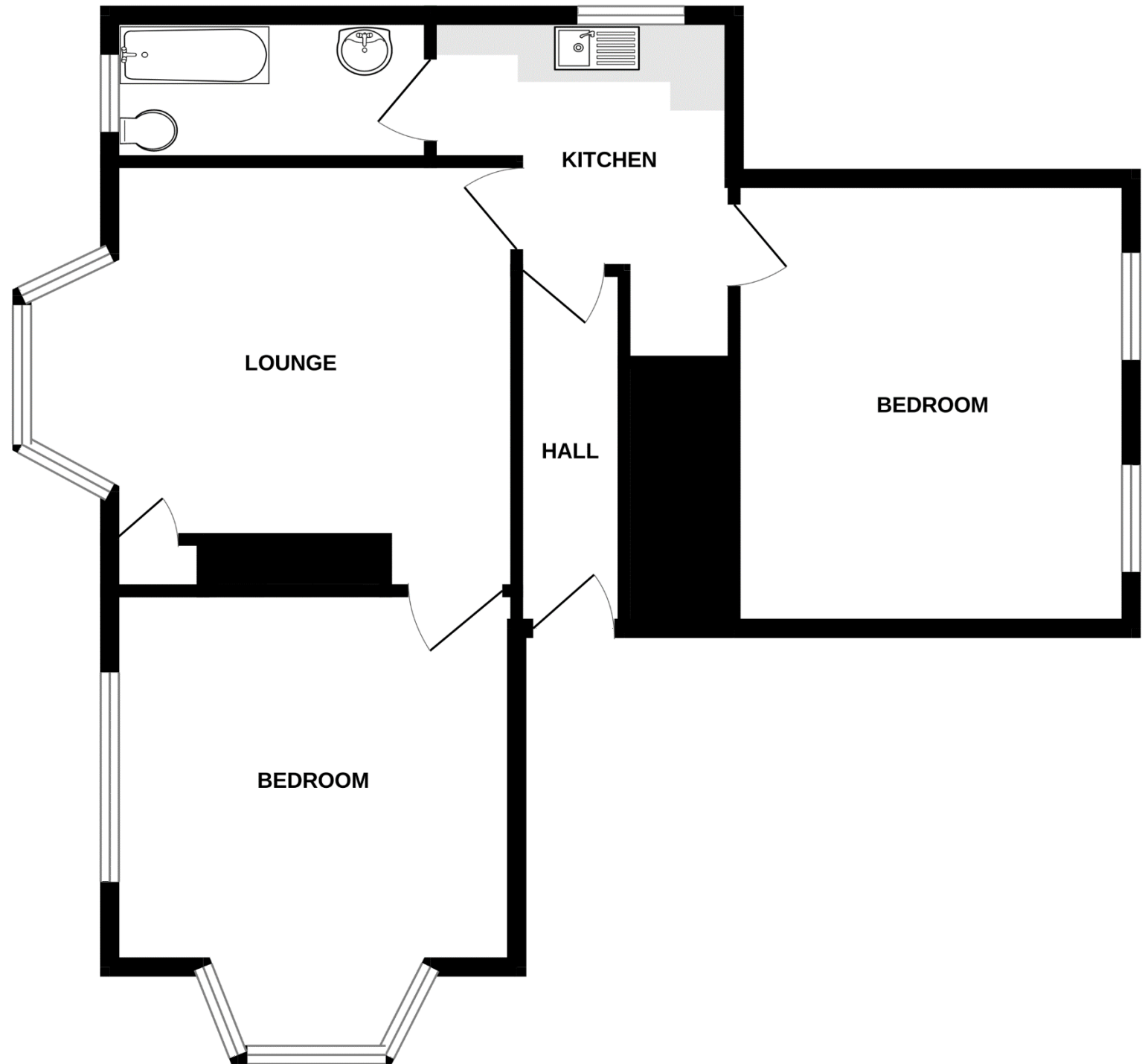
### Viewing

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.

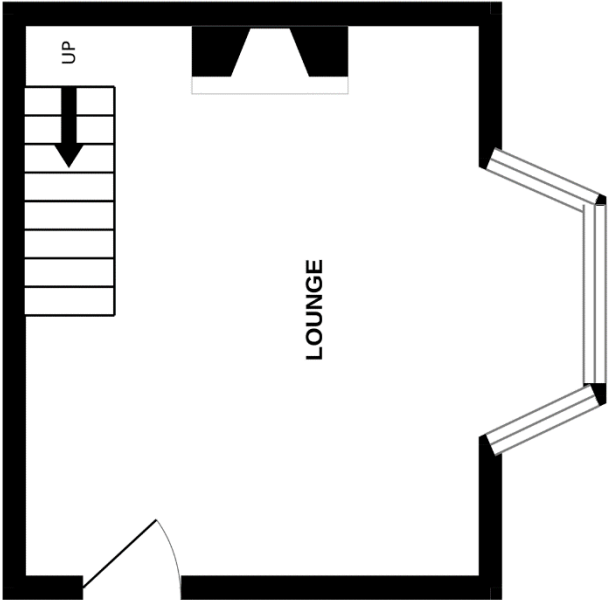
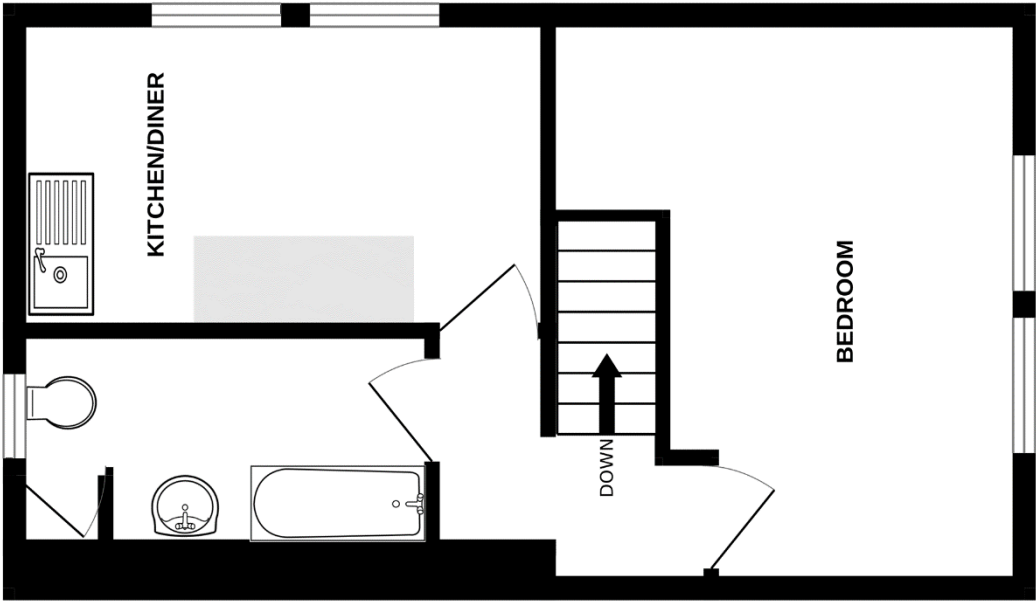
# APARTMENT 1



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.

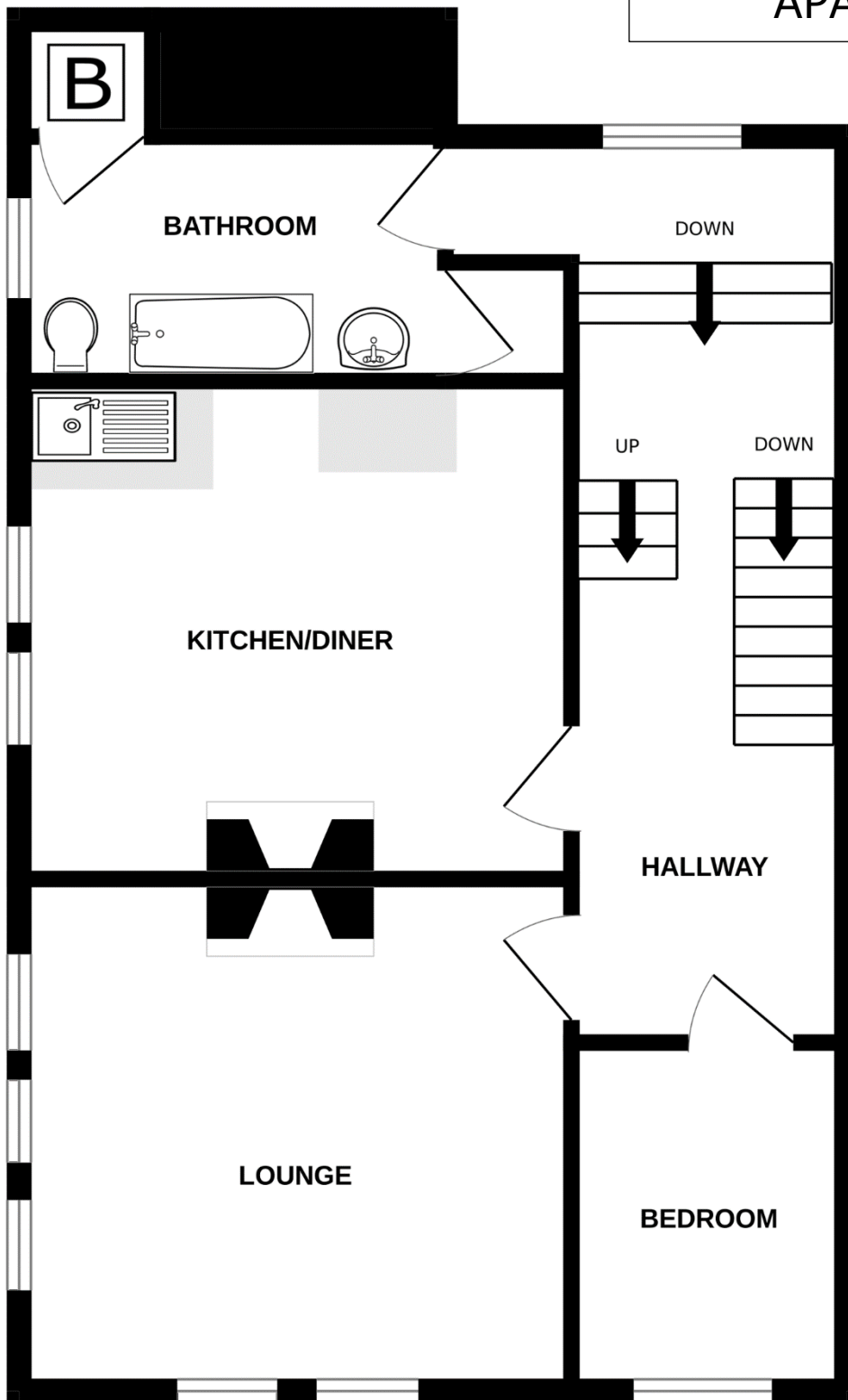
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APARTMENT 3



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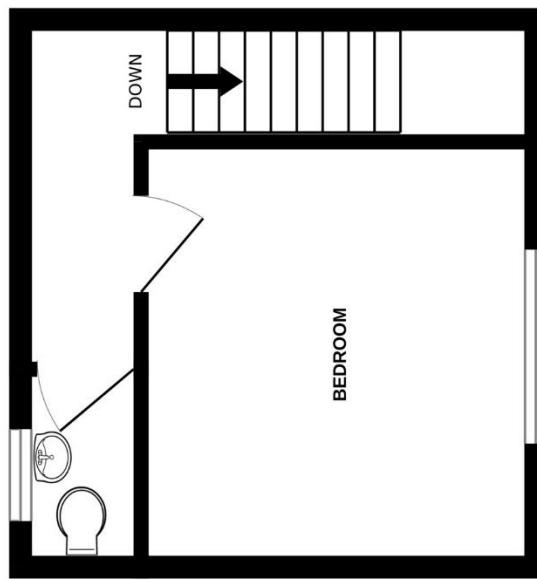
# APARTMENT 4



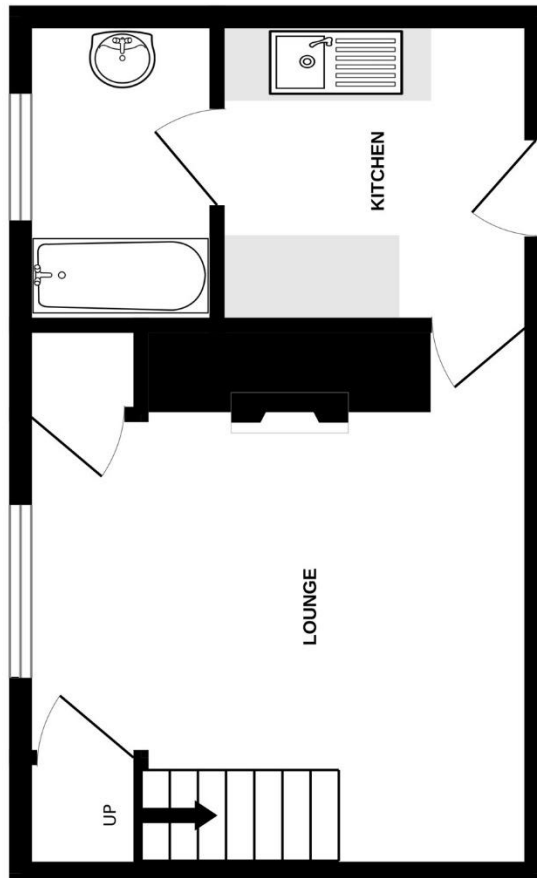
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# APARTMENT 2

1ST FLOOR



GROUND FLOOR



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ESTABLISHED 1865  
**Jefferys**

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