



Stepaside  
St. Stephen  
St. Austell  
PL26 7QG  
Guide Price £140,000

- NO ONWARD CHAIN
- THREE WELL-PROPORTIONED BEDROOMS
- ENCLOSED REAR GARDEN
- MODERNIZATION REQUIRED
  - PERFECT FIRST HOME
  - IDEAL INVESTMENT
- EXPECTED RENTAL INCOME OF £1,000 PCM
  - RENTAL YIELD OF 8.6%
  - RURAL LOCATION
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - A

Floor Area - 775.01 sq ft



3



1



1



D55

#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present to the market this deceptively spacious three-bedroom semi-detached home, occupying a convenient position and offering a fantastic opportunity for a wide range of purchasers. Requiring modernisation throughout, the property provides an excellent blank canvas for those wishing to create a home tailored to their own tastes and requirements. Whether you are a first-time buyer looking to take your first step onto the property ladder, a growing family seeking additional space, or an investor searching for a promising addition to an expanding portfolio, this property offers immense potential.

The well-proportioned accommodation is arranged over two floors and enjoys an abundance of natural light throughout. Upon entering, a welcoming entrance hallway sets the tone for the accommodation and provides access to the principal ground-floor rooms. The spacious lounge/dining room serves as the heart of the home, offering a versatile and sociable living space with ample room for both comfortable seating and family dining. The kitchen provides a practical workspace with scope for reconfiguration and improvement, allowing prospective purchasers the opportunity to design a modern kitchen to suit contemporary lifestyles. Completing the ground floor is a useful wet room and separate W.C., adding further convenience and flexibility.

Ascending to the first floor, the property continues to impress with three generously sized bedrooms, each offering comfortable accommodation and the potential to create attractive and inviting spaces. The bedrooms enjoy pleasant outlooks and provide versatility for family living, guest accommodation, or the increasingly popular home office setup.

Externally, the property benefits from an enclosed rear garden, predominantly laid to lawn and enjoying a good degree of privacy. This outdoor space presents a wonderful opportunity for keen gardeners and families alike, with ample room for children to play, pets to roam, or for the creation of attractive seating and entertaining areas. The garden offers significant scope for landscaping and enhancement, allowing purchasers to maximise its potential and create an enjoyable extension of the living space.

Further benefits include an abundance of on-street parking available close by for both residents and visitors. In addition, the property offers potential to create its own off-road parking space, subject to obtaining any necessary consents and permissions, providing an excellent opportunity to further enhance the property's practicality and value.

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

#### LOCATION

Situated just to the north of St Stephen, this charming hamlet enjoys a peaceful rural setting while remaining conveniently close to the village's everyday amenities. St Stephen offers a range of local facilities including a primary school, convenience stores, a post office, public houses, places of worship and community services, providing for day-to-day needs. The area is well placed for access to the wider Cornish coast and countryside, with the larger towns of St Austell and Newquay within easy reach, offering extensive shopping, leisure and educational facilities. Transport links are good for a rural location, with regular bus services connecting surrounding communities, nearby railway stations at St Austell and Par providing mainline services to Plymouth, Exeter and London, and Cornwall Airport Newquay offering domestic and international flights. The combination of tranquil countryside surroundings and convenient access to amenities makes this an attractive location for those seeking a balance between rural living and connectivity.

#### THE ACCOMMODATION COMPRISES

(All measurements are approximate and can be found within the floorplan)

#### ENTRANCE HALLWAY

uPVC double-glazed entrance door. Smoke alarm. Double-glazed window to the front aspect. Consumer unit. Doors providing access to:

#### LOUNGE

Dual-aspect double-glazed windows. Radiator. Television point. Multiple power sockets. Skirting boards. Laminate flooring.

#### KITCHEN

Coving. Two double-glazed windows to the rear aspect. A range of fitted wall and base units with complementary storage cupboards and drawers. Tiled splashbacks. Stainless steel sink unit. Electric heater. Multiple power sockets. Carpeted flooring. Door leading through to:

#### WETROOM

Extractor fan. Frosted double-glazed window. Tiled splashbacks. Electric shower. Wash hand basin. W.C. Vinyl flooring.

#### INNER HALLWAY

Door leading out into rear garden.

#### CLOAKROOM

Frosted double-glazed window. Low-level W.C.

#### FIRST FLOOR LANDING

Smoke alarm. Double-glazed window to the rear aspect. Power socket. Exposed wooden flooring. Doors providing access to:

#### BEDROOM ONE

Dual-aspect double-glazed windows. Two built-in storage cupboards. Electric heater. Multiple power sockets. Skirting boards. Exposed wooden flooring.



### BEDROOM TWO

Double-glazed window to the front aspect. Electric heater. Multiple power sockets. Exposed wooden flooring.

### BEDROOM THREE

Double-glazed window to the rear aspect. Electric heater. Multiple power sockets. Exposed wooden flooring.

### EXTERNALLY

#### GARDEN

Externally, the property benefits from an enclosed rear garden, predominantly laid to lawn and enjoying a good degree of privacy. This outdoor space presents a wonderful opportunity for keen gardeners and families alike, with ample room for children to play, pets to roam, or for the creation of attractive seating and entertaining areas. The garden offers significant scope for landscaping and enhancement, allowing purchasers to maximise its potential and create an enjoyable extension of the living space.

#### PARKING

Further benefits include an abundance of on-street parking available close by for both residents and visitors. In addition, the property offers potential to create its own off-road parking space, subject to obtaining any necessary consents and permissions, providing an excellent opportunity to further enhance the property's practicality and value.

#### SERVICES

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

### MATERIAL INFORMATION

# Verified Material Information

## Costs and tenure

Tenure: Freehold

Council tax band: A

EPC rating: D

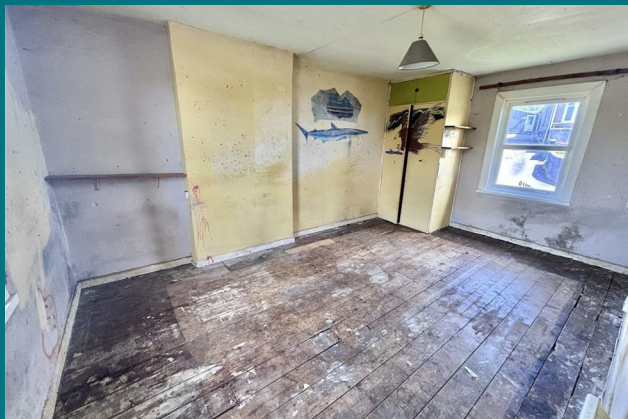
## The building

Semi-detached house, standard construction

3 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

## Services





Stepaside, St. Stephen, St. Austell

Mains electricity  
Mains water  
Mains foul drainage  
Mains surface water drainage  
Heating: Room heaters only  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 good, Vodafone good, Three good, EE good  
Parking: On Street

Not in a controlled parking zone  
No disabled parking available

### ## Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL145161):

- The property must be used only as a single private home.
- The owner is responsible for maintaining specific boundary fences or walls.
- The owner must pay a fair share of the costs for cleaning and repairing shared drains, sewers, paths, and roads.
- The owner may be required to pay for the installation of a separate water supply if directed by the water company.
- Because the current owner is a social housing provider, there are legal restrictions requiring specific certificates or consent from the Regulator of Social Housing or the Secretary of State before the property can be sold or transferred.
- The property cannot be sold or transferred without written consent from the mortgage lender, M&G Trustee Company Limited.
- The property is subject to 'preserved right to buy' rules, which give certain qualifying people the legal right to purchase the home.

Non-coal mining area: yes

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.



## 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

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

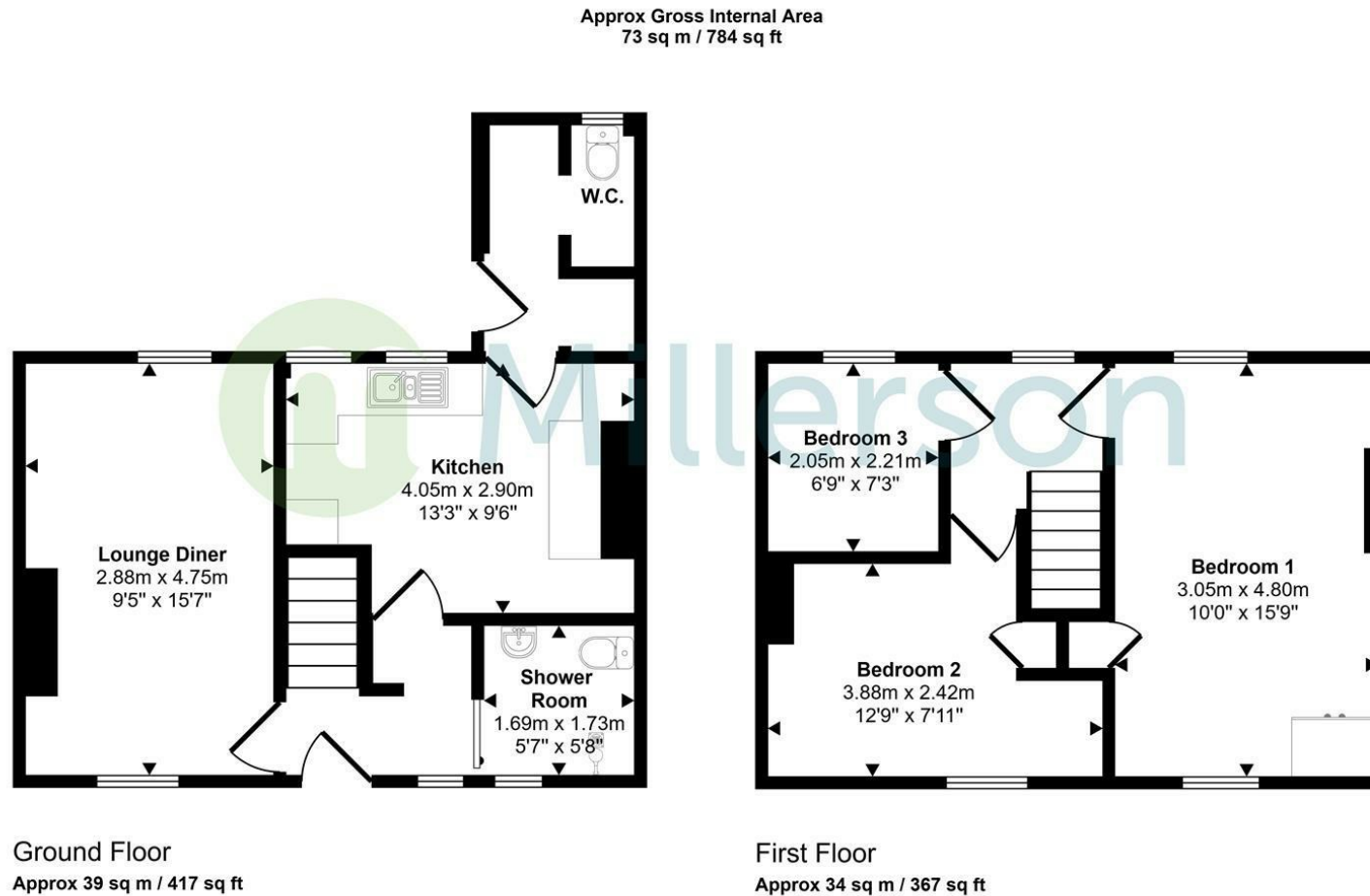
T: 01726 72289

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

## Scan QR For Material Information



Scan me!



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) A			
(81-91) B			82
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	