



MAY WHETTER & GROSE

30 LANDREW ROAD, ST. AUSTELL, PL25 3UQ

£70,000



**** OFFERED WITH NO ONWARD CHAIN ****

LOCATED ON A ONE WAY THROUGH ROAD IS THIS GROUND FLOOR FLAT OFFERING TWO GOOD SIZE BEDROOMS, LOUNGE, KITCHEN, BATHROOM AND A SUNNY ASPECT REAR GARDEN WITH OUTBUILDING. REQUIRES UPDATING THROUGHOUT. OFFERS SCOPE AND POTENTIAL. SEE AGENTS NOTES.

***** EPC - E *****



Directions:

From St Austell come along Phernyssick Road taking the one way turn into Landrew Road follow the road down around the left hand bend and the property will appear approximately a quarter of the way along the right hand side. A board will be erected for convenience.

Accommodation:

From the road there is a pathway with handrail and a lawned garden area with shrubbery surrounding to the front. Double glazed front door. Opening through into entrance hall. Doors to all rooms. Storage cupboard with shelving. Electric heater.

Lounge:

14'4" x 10'9" (max) (4.38m x 3.30m (max))



Large double glazed window to front with deep display sill. Heater.

Bedroom:

13'10" x 8'9" (4.23m x 2.69m)



Double glazed window with deep display sill and a outlook over the garden area. Storage cupboard.

Bedroom:

8'6" x 11'9" (2.60m x 3.60m)



Double glazed window at the rear enjoying outlook over the garden with deep display sill. Heater beneath.

Bathroom:

5'4" x 6'5" (max) (1.65m x 1.98 (max))



Obscure double glazed window. Comprising low level WC, hand basin and bath with electric shower over. Part tiled wall surround. Heater.

Kitchen Diner:

13'5" x 8'2" (4.09m x 2.50m)



Double glazed windows to rear. Currently offers a range of wall and base units complimented with darkened laminated work surface, incorporating stainless steel sink and drainer with mixer tap. Under unit and free standing space for white good appliances. Additional storage. Part obscured double glazed door opening out onto the rear garden.

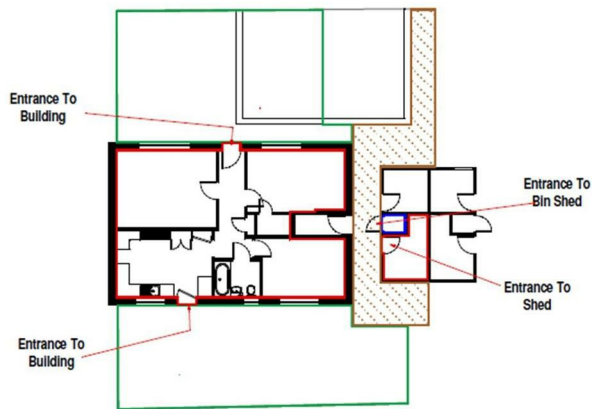
Outside



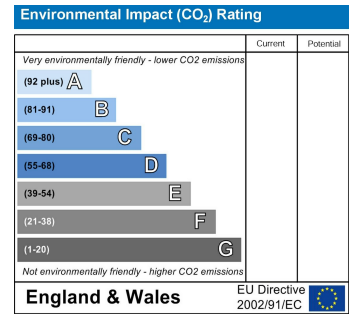
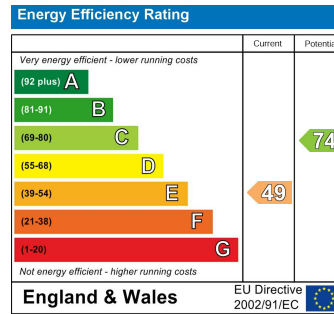
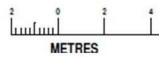
There is a lawned garden with shrubbery surround by the rear door. Step and path lead to the garden area with additional storage to the side. Outside tap. Pedestrian gate to the front.



should seek advise from their lender source if finance is needed.



- Key:
- EXTENT OF DEMISE
 - EXTENT OF GARDEN
 - EXTENT OF ACCESS
 - EXTENT OF COMMUNAL BIN STORAGE



Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.
<https://checker.ofcom.org.uk/en-gb/broadband-coverage/> / <https://www.ofcom.org.uk/mobile-coverage-checker>

Floor Area:

The floor area measurement is taken from the EPC.

Services:

None of the services, systems or appliances at the property have been tested by the Agents.

Viewing:

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
 Tel: 01726 73501 Email: sales@maywhetter.co.uk

Council Tax Band A

Agents Notes:

Annual service charge £447.60 subject to annual review.
 Please see title deeds plan for parking and garden layout.
 Please ask the agents for PRC certificates relating to numbers 28 and 30 Landrew Road - Applicants



GROUND FLOOR



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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