Highfield Avenue

St. Austell

PL25 4SW

£190,000

- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- THREE WELL PROPORTIONED BEDROOMS
- LARGE REAR GARDEN
- SPACIOUS KITCHEN/DINER
- OFF ROAD PARKING
- IDEAL FOR INVESTOR BUYERS
- EXPECTED EARNINGS £1100 PCM
- COUNCIL TAX BAND A
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - A

Floor Area - 775.02 sq ft

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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this attractively positioned three-bedroom semi-detached home, offered to the market with no onward chain and double glazing throughout. The property would make an ideal purchase for first-time buyers or investors, with an anticipated rental income of approximately £1,100 PCM which equates to a rental yield of 6.6%.

The well-proportioned accommodation begins with a spacious and light-filled living room, providing an excellent space for both relaxing and entertaining. The property also features a generously sized kitchen, fitted with ample storage and work surfaces, creating a bright and practical environment for everyday family living. A convenient family bathroom is located on the ground floor.

To the first floor, the property offers three well-proportioned bedrooms along with the added convenience of a separate WC.

Externally, the home benefits from a generous rear garden, predominantly laid to lawn, ideal for outdoor enjoyment. The garden also includes a hard-standing outhouse, offering useful storage or potential workspace. To the front, there is a driveway providing off-road parking.

Further benefits include gas central heating, double glazing throughout, and the property falls within Council Tax Band A.

Early viewing is highly recommended to fully appreciate the space, potential, and convenient setting this appealing home has to offer.

LOCATION

The property is ideally situated within walking distance of St Austell town centre, offering convenient access to a wide range of local amenities, including shops, supermarkets, cafés, restaurants and leisure facilities. St Austell is well connected, with a mainline railway station providing direct links to major cities, alongside excellent road and bus networks. The beautiful Cornish coastline is also just a short drive away, offering an abundance of sandy beaches, picturesque coastal walks and opportunities to explore the surrounding countryside. Popular attractions, including the world-renowned Eden Project and the enchanting Lost Gardens of Heligan, are also within easy reach, making this an excellent location for enjoying all that Cornwall has to offer.

THE ACCOMMODATION COMPRISES

Please see floorplan for measurements.

KITCHEN/DINER

Double glazed window to the rear aspect. A range of wall and base fitted units. Space for freestanding fridge, freezer and oven. Extractor fan. Sink with drainer. Tiling around stain sensitive areas. Radiator. Ample plug sockets. Skirting. Vinyl flooring.

LIVING ROOM

Large double glazed window to the front aspect. Storage cupboard housing boiler. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

BATHROOM

Frosted double glazed window to the side aspect. Extractor fan. Bath with electric shower over. Wash basin. WC with push flush. Radiator. Tiled flooring.

FIRST FLOOR LANDING

Double glazed window to the side aspect. Loft access. Smoke sensor. Skiting. Carpeted. Doors leading to:

BEDROOM ONE

Double glazed window to the rear aspect. Built in storage cupboard. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

Double glazed window to the front aspect. Wash basin. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

BEDROOM THREE

Double glazed window to the rear aspect. Radiator. Plug sockets. Skirting. Carpeted flooring.

UPSTAIRS W.C.

Double glazed window to the side aspect. Radiator. Wash basin. W.C. Vinyl flooring.

OUTSIDE

To the rear of the property you will find a generously sized, level rear garden that creates a wonderful outdoor space for families, children, and pets, or for hosting summer barbecues with friends. Whether you're keen on gardening or simply want a peaceful area to relax, this garden offers plenty of room to enjoy. It also includes a large outhouse providing excellent additional storage or potential for use as a workshop.

PARKING

The property benefits from off road parking for at least two vehicles. On street parking is also available.

SERVICES

This property is connected to mains electricity, gas, water and drainage. This property falls under Council Tax Band A

AGENTS NOTES

Please note, this is a repaired Cornish Unit however, we have been advised that it is mortgageable and comes with a valid PRC certificate.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: A
Tenure: Freehold
Property type: House
Property construction: Repaired Cornish Unit
Energy Performance rating: C
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good
Parking: Allocated
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

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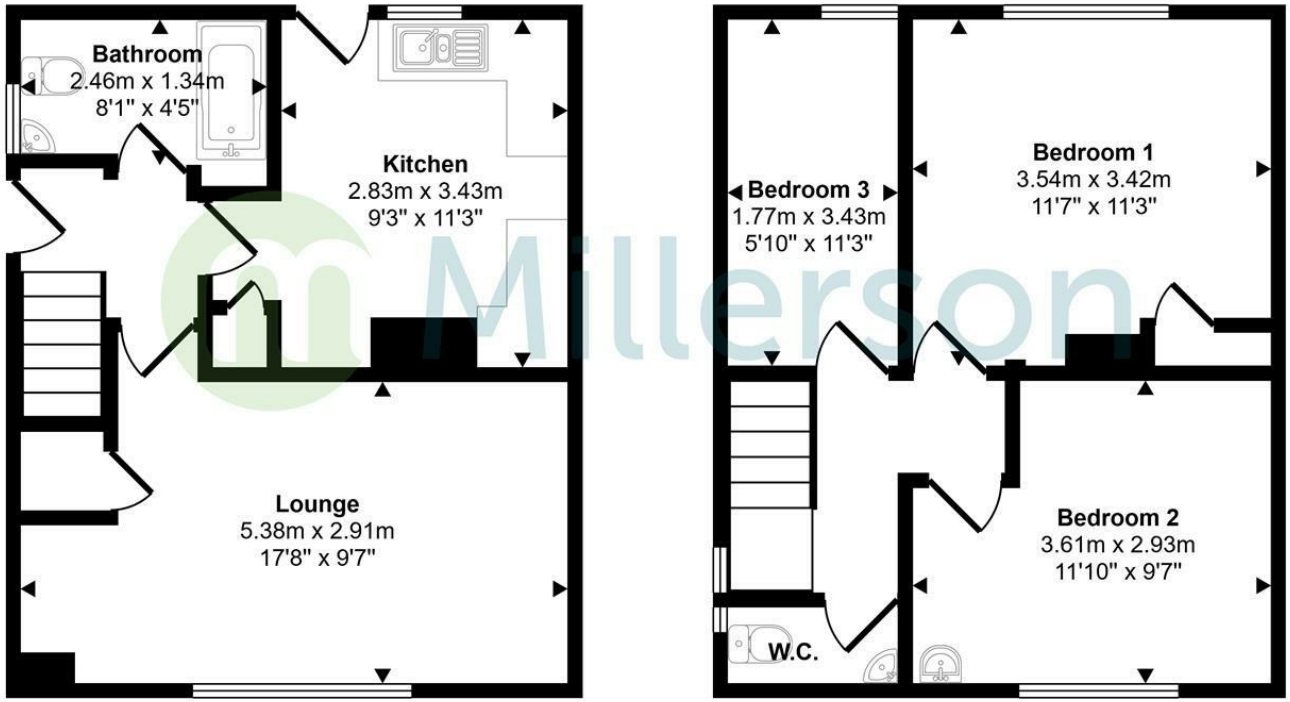
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

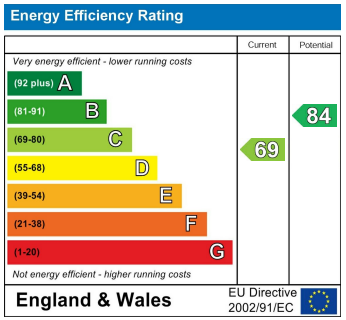
Approx Gross Internal Area
71 sq m / 759 sq ft



Ground Floor
Approx 35 sq m / 377 sq ft

First Floor
Approx 35 sq m / 382 sq ft

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.



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

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