



MAY WHETTER & GROSE

82 MOORLAND ROAD, ST. AUSTELL, PL25 5BS
PRICE GUIDE £70,000



TO BENEFIT FROM MODERNISATION AND UPGRADING IS THIS SPACIOUS TWO BEDROOM SECOND FLOOR FLAT CONVENIENTLY LOCATED JUST A VERY SHORT DISTANCE FROM THE TOWN CENTRE WITH ITS LOCAL AMENITIES. THE PROPERTY HAS GAS FIRED CENTRAL HEATING. DOUBLE GLAZING. SOME COMMUNAL OUTSIDE SPACE AND A STORE SHED.

*** EPC -D ***



Location:

St Austell town centre is situated within easy reach and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 9 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 15 miles from the property.

Directions

The property is located just off St Austell town Centre opposite the co-op.

Accommodation:

From the street, a communal entrance lobby with stairs to the second floor landing with part glazed UPVC door to:

Hall:

Central heating radiator. Positive input ventilation system doors to:

Bathroom WC:

10'5" x 5'10" (3.2m x 1.8m)

Double glazed window. Panelled bath with electric shower over. Tiled surround. Low level WC. Vanity sink unit with storage below. Extractor fan.

Kitchen:

15'5" x 8'10" (4.7m x 2.7m)

**Lounge:**

16'4" (max) x 12'5" (m) (4.99m (max) x 3.8 (m))



Large double glazed window. Central radiator.



Double glazed window. A range of floor and wall units and drawers. Work surfaces. Stainless steel sink unit. Built-in cupboard. Cooker panel point. Baxi wall mounted gas central heating boiler.



Bedroom One:

16'4" (max) x 10'5" (max) (4.99m (max) x 3.2m (max))



Central heading radiator. Rear facing double glazed windows. Built-in wardrobe

Bedroom Two:

10'2" (max) x 10'5" (max) (3.1m (max) x 3.2m (max))



Rear facing double glazed window. Built-in wardrobe. Central radiator.

Outside:

There are various communal outside spaces and the property benefits from a store shed

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

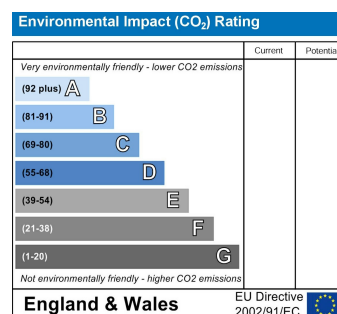
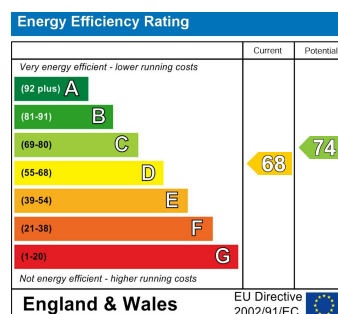
Agents Notes:

Leasehold Flat

Service Charge £1270.80 per annum, subject to annual review.

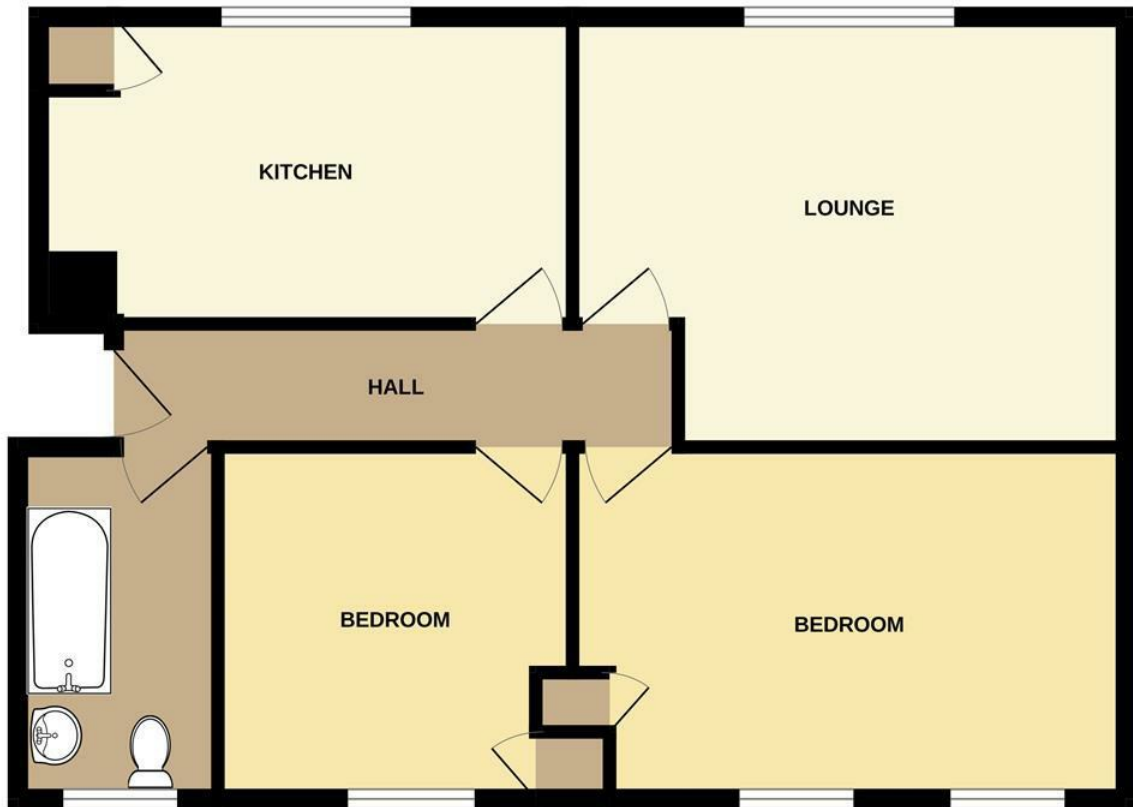
New 990 year lease from date of completion.

Pets are allowed.





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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