

Parklands
Nanpean
St. Austell
PL26 7YR

Guide Price £210,000

- NO ONWARD CHAIN
- IDEAL HOME FOR FIRST TIME BUYERS OR INVESTORS
- TWO DOUBLE BEDROOMS
- SPACIOUS REAR GARDEN
- OFF ROAD PARKING
- POPULAR VILLAGE LOCATION
- GREAT TRAVEL LINKS
- SCAN QR FOR MATERIAL INFORMATION







Millerson
Part of Smart Property Group

Tenure - Freehold

Council Tax Band - A

Floor Area 742.00 sq ft



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1



47

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this two-bedroom detached property, ideally situated on the outskirts of Nanpean. Offered to the market with no onward chain, this property represents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder, or investors seeking to expand their portfolio, with an anticipated rental income of approximately £750–£800 PCM.

The accommodation briefly comprises an entrance hall, spacious living room, kitchen and separate utility room to the ground floor. To the first floor are two well-proportioned double bedrooms and a family bathroom. Externally, the property benefits from a generous south-facing rear garden, providing an ideal space for outdoor enjoyment. To the front, there is off-road parking for two vehicles.

The property is connected to mains electricity, water and drainage and falls within Council Tax Band A. Early viewing is highly recommended to appreciate the accommodation and potential on offer.

LOCATION

Nanpean is a rural village on the outskirts of St Austell with amenities including primary school, Chinese takeaway and convenience store. The village has a bus stop with direct routes to Truro, Newquay and St Austell. More comprehensive needs are served by St Austell itself which offers a wider range of facilities including secondary and tertiary education, leisure centre with swimming pool, cinema, bowling alley and a wide variety of pubs, restaurants and bistros. Further afield lie the sandy beaches of both the north and south coasts, the picturesque harbour of Charlestown and Mevagissey and attractions such as the Lost Gardens of Heligan and the world renowned Eden Project.

THE ACCOMMODATION COMPRISES

All dimensions are approximate and can be found within the floorplan.

ENTRANCE PORCH

Vinyl flooring. Doors leading to:

UTILITY ROOM

Double glazed window to the front aspect. Consumer unit and electric meter. Ample plug sockets. Skirting. Vinyl flooring.

ENTRANCE HALL

Wall mounted electric radiator. Skirting. Stairs to first floor. Doors leading to:

KITCHEN

Double glazed window to the front aspect. A range of base units with roll top work surfaces. Space and plumbing for freestanding cooker and washing machine as well as an under counter fridge freezer. Sink with drainer. Serving hatch. Tiling around water sensitive areas. Ample plug sockets. Skirting. Vinyl flooring.

LIVING ROOM

Two double glazed windows to the rear aspect. Wall mounted electric radiator. Built in cupboard. Ample plug sockets. TV point. Skirting.

FIRST FLOOR

Double glazed window to the side aspect. Cupboard housing hot water tank. Wall mounted electric radiator. Skirting. Doors leading to:

BEDROOM ONE

Double glazed window to the rear aspect. Coving. Ample plug sockets. Skirting.

BEDROOM TWO

Double glazed window to the rear aspect. Built in cupboard. Ample plug sockets. Skirting.

BATHROOM

Double glazed window to the side aspect. Bath with electric shower over. WC with push flush. Wash basin. Tiling around water sensitive areas. Skirting. Vinyl flooring.

PARKING

The property benefits from off road parking for two vehicles in addition to ample on street parking.

OUTSIDE

To the front- The property benefits from off road parking for two vehicles. There is also a laid to lawn area which could be created into additional parking if required. Outside tap. Side gate.

To the rear- Large laid to lawn garden with patio ideal for garden furniture.

SERVICES

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

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: A
EPC rating: E47

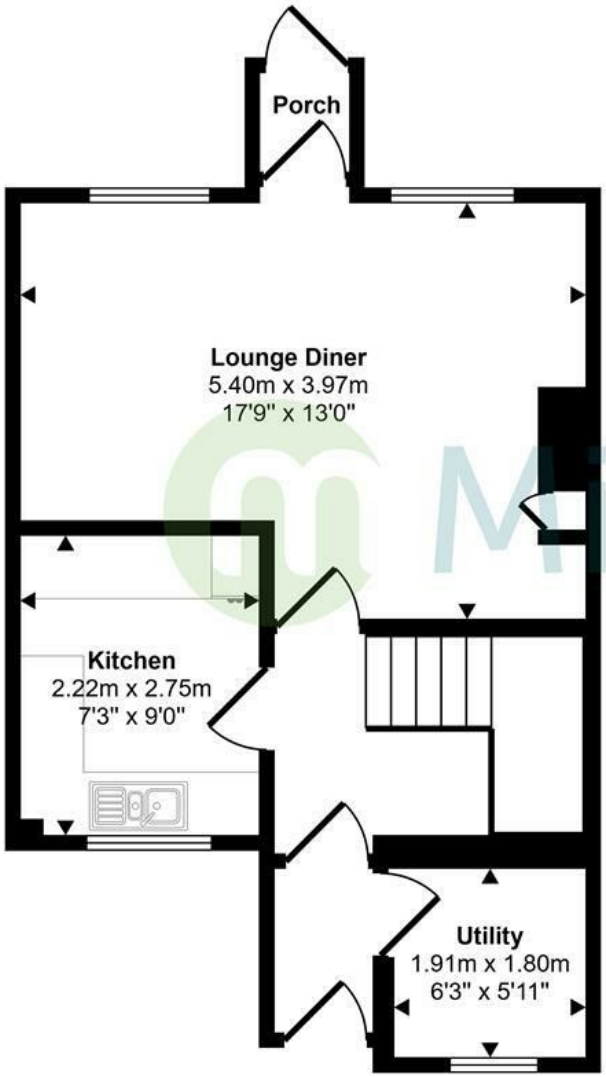




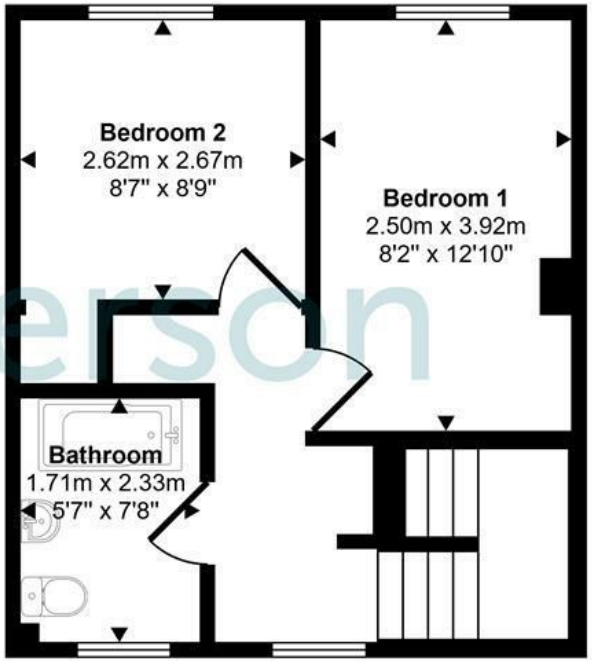


The building
Detached house, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Electricity central heating
Heating features: Night storage and double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good outdoor, Vodafone good outdoor, Three good outdoor, EE good outdoor
Parking: Driveway and 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 (CL157710):
- A sole owner cannot register a sale or other transfer of the property where money is payable unless a court order authorises it. This restriction protects the co-ownership arrangements; the register does not state that a court order is needed where both registered owners act.
- The 13 March 2000 transfer contains restrictive covenants, but their terms are not included in this register extract. The original deed should be checked to find out what they require or prohibit.
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.

Approx Gross Internal Area
71 sq m / 765 sq ft



Ground Floor
Approx 40 sq m / 428 sq ft



First Floor
Approx 31 sq m / 337 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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