Trevarrick Road

St. Austell

PL25 5JZ

Guide Price £90,000

- NO ONWARD CHAIN
- OVER 55'S ONLY
- CASH BUYERS ONLY
- MOVE-IN READY
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- DOUBLE BEDROOM
- EXPANSIVE LOUNGE/DINER
- LEVEL LIVING
- FRONT & REAR GARDENS
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION







Millerson
Part of Smart Property Group

Tenure - Leasehold

Council Tax Band - A

Floor Area 430.55 sq ft



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57

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to bring to the market this attractive one-bedroom mid-terrace bungalow, pleasantly tucked away within an extremely popular and well-established residential location in St Austell. Offered for sale with the significant advantage of no onward chain, this property presents an excellent opportunity for those seeking well-proportioned, single-storey accommodation in a convenient setting, close to a range of local amenities and transport links.

Upon entering, you are welcomed by a bright and airy entrance hallway, which provides access to the principal rooms and creates a lovely first impression. The modern, well-equipped kitchen offers a practical and functional space, with a range of fitted storage and worktop areas. The accommodation continues with a contemporary shower room, complete with a generous double shower cubicle, and a well-proportioned double bedroom which benefits from an excellent selection of built-in storage cupboards and wardrobes.

Undoubtedly the heart of the home is the particularly spacious lounge/diner, offering ample room for both comfortable everyday living and entertaining guests. This lovely reception space enjoys plenty of natural light and benefits from sliding double doors which open directly onto the enclosed rear garden, creating a seamless connection between indoor and outdoor living during the warmer months. A further noteworthy feature is the provision of emergency pull cords within the bedroom, shower room, entrance hallway and lounge, offering additional reassurance and peace of mind.

Externally, the property enjoys both front and rear gardens, which have been lovingly maintained by the previous owner and provide attractive outdoor spaces to enjoy. Whether you are a keen gardener looking to put your green fingers to use, enjoy outdoor dining with family and friends or simply wish to sit back and soak up the Cornish sunshine, the gardens offer plenty of potential to make the most of outdoor living.

Further benefits include mains water, electricity and drainage, together with an attractive Council Tax Band A rating.

The property was originally granted a 99-year lease in 1987, with approximately 60 years remaining. The property is also subject to ground rent and service charges. Due to the remaining length of the lease, we have been advised that the property is available to cash buyers only. Interested parties are strongly advised to make their own enquiries regarding the leasehold arrangements and associated costs prior to proceeding.

LOCATION

Robert Eliot Court is conveniently situated on Trevarrick Road in St Austell, a popular town in mid-Cornwall. The development is within easy reach of the town centre, which offers a range of shops, supermarkets, cafés and other everyday amenities. St Austell railway station provides mainline rail connections, while local bus services offer further transport links. The surrounding area also provides access to a variety of leisure and recreational facilities. The picturesque harbour village of Charlestown, the renowned Eden Project and the beautiful Cornish coastline are all within a short drive, making this a convenient location for those wishing to enjoy both town amenities and the attractions of Cornwall.

THE ACCOMMODATION COMPRISES

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

ENTRANCE HALLWAY

uPVC double-glazed door. Coving. Access to a partially boarded loft space. Smoke alarm. Tunstall emergency pull cord. Electric heater. Skirting boards. Laminate flooring.

LOUNGE/DINER

Coving. Creda electric panel heater. Television point. Multiple power points. Skirting boards. Laminate flooring. French doors opening out onto the front garden.

KITCHEN

Coving. Double-glazed window to the rear aspect. Consumer unit. A range of fitted wall and base storage cupboards and drawers. Integrated Lamona eye-level oven. Four-ring Indesit hob with extractor hood over. Splashback panelling. Lamona sink with matte-finish drainer. Space for a fridge-freezer and under-counter washing machine/dryer. Multiple power points. Vinyl flooring.

BEDROOM

Coving. Double-glazed window to the front aspect. Built-in storage cupboard. Two built-in wardrobes with hanging rails and additional storage shelving. Telephone point. Multiple plug sockets. Skirting. Carpeted flooring.

SHOWER ROOM

Frosted double-glazed window to the rear aspect. Splashback panelling throughout. Emergency pull cord. Double shower cubicle with vertical grab rails and electric shower. Vanity wash basin with mixer tap. Heated towel rail. W.C. Vinyl flooring.

EXTERNALLY

GARDEN

Externally, the property enjoys both front and rear gardens, which have been lovingly maintained by the previous owner and provide attractive outdoor spaces to enjoy. Whether you are a keen gardener looking to put your green fingers to use, enjoy outdoor dining with family and friends or simply wish to sit back and soak up the Cornish sunshine, the gardens offer plenty of potential to make the most of outdoor living.

SERVICES

Further benefits include mains water, electricity and drainage, together with an attractive Council Tax Band A rating.

TENURE

The property was granted a 99-year lease in 1987 (60 years remaining) and charges for 2025/2026 were £2652.

This figure includes ground rent, insurance, landscaping, window cleaning, community lounge and launderette and is payable to Belmont Property Manager.

Due to the remaining length of the lease, we have been advised that the property is available to cash buyers only. Interested parties are strongly advised to make their own enquiries regarding the leasehold arrangements and associated costs prior to proceeding.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Leasehold
Lease length: 60 years remaining (99 years from 1987)
Service charge: £2,562/year
Council tax band: A

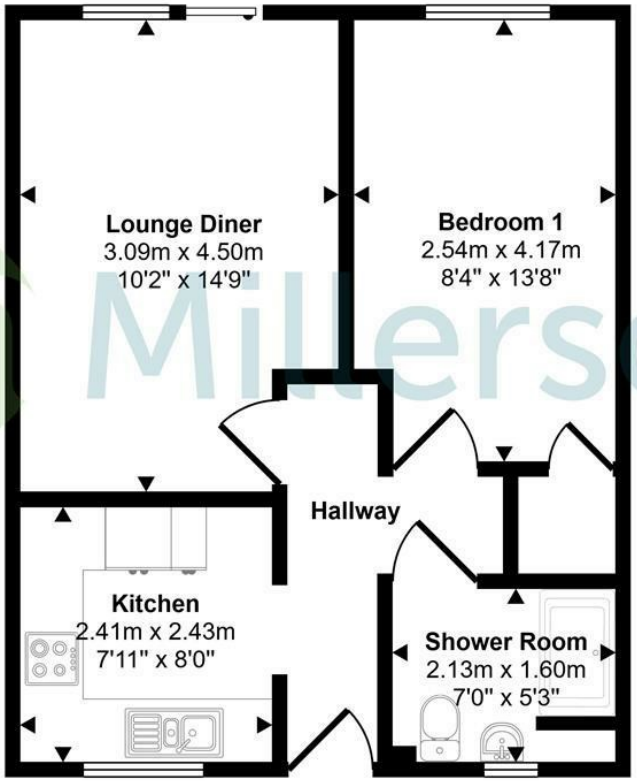






EPC rating: D
The building
Mid-terrace bungalow, standard construction
1 bedroom, 1 bathroom, 1 reception
Accessibility adaptations: Level access
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three great, 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 (CL371418):
- The lease prohibits or restricts transfers and other dealings with the flat. The register does not give the detailed conditions, so these should be checked in the lease.
- A sole registered owner cannot register a sale or other transfer that involves sale proceeds unless authorised by a court order. This restriction concerns how the trust-owned property can be dealt with.
No environmental risks recorded
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
40 sq m / 435 sq ft



Floorplan

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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