

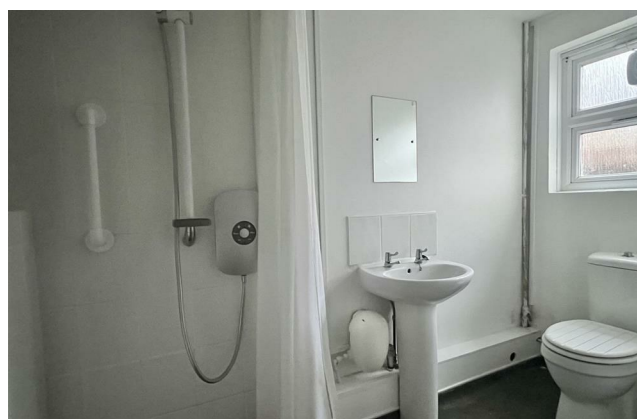


**MAY WHETTER & GROSE**

**74 TREVITHICK ROAD, ST. AUSTELL, PL25 4RJ**  
**GUIDE PRICE £60,000**



OFFERED WITH NO ONWARD CHAIN. LOCATED A SHORT DISTANCE FROM THE RAILWAY STATION, ST AUSTELL TOWN CENTRE AND LOCAL AMENITIES IS THIS ONE BEDROOM GROUND FLOOR LEASEHOLD FLAT WHICH OFFERS LIVING AREA, DOUBLE BEDROOM, WET ROOM AND KITCHEN, STORAGE CUPBOARD, AIRING CUPBOARD AND ADDITIONAL STORE JUST OUTSIDE THE FRONT DOOR. EPC - E  
\*SEE IMPORTANT AGENTS NOTES\*



## Location

St Austell town centre is situated within a short distance and offers a 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 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

## Directions

From St Austell town head up East Hill, at the roundabout go straight on onto Alexandra Road, head down towards the bottom taking the right hand turn into Trevithick Road. Follow the road along and the flats will appear on the right hand side opposite Green Close.

## Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

From the communal parking area there is a pathway which leads to the communal front door of the flats. The flat is on the left hand side.

## Entrance Hallway

Door into entrance hallway. Currently finished with wood effect floor covering with electric heater. Doors to all living accommodation and doors into both storage cupboard with both shelving and light and opposite the airing cupboard with slatted shelving and water cylinder.

## Lounge

9'11" x 11'8" plus recesses (3.03 x 3.57 plus recesses)



Double glazed window with roller blind to the front. Three double wall mounted power sockets and electric heater.



## Bedroom

8'0" x 12'11" (2.46 x 3.94)



Also situated to the front with a similar outlook from a double glazed window with roller blind. Two double wall mounted sockets and electric heater. Carpeted flooring.

### **Wet Room**

5'0" x 8'11" - max (1.53 x 2.72 - max)



Finished with part tiled wall surround. Low level WC and hand basin with obscure double glazed window with inset extractor fan. In the shower area there is also a deep open recess ideal for toiletries. Pull cord electric heater.

### **Kitchen**

12'9" x 5'8" - max (3.91 x 1.73 - max)



A range of white fronted wall and base units with darkened roll top laminated work surfaces and splashback. Throughout the kitchen there are four double wall mounted sockets together with under unit and free standing space for appliances. Stainless steel sink and drainer with mixer tap and double glazed window above enjoying an outlook over the communal garden areas. All finished with strip wood effect floor covering. Electric heater. Wall mounted extractor. Door into larder/store.



### **Outside**

To the front of the property there is a storage cupboard, ideal for bins and recycling. From the communal hallway a door leads out onto the communal garden areas and additional storage (74 on the door).

### **Council Tax Band - A**

### **Broadband and Mobile Coverage**

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

### **Services**

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

### **Viewings**

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](mailto:sales@maywhetter.co.uk)

### **Agents Notes**

Leasehold Property

New 990 year lease to commence upon completion £961.44 annual service charge subject to annual increase from 1st April 2026. From 1st April 2026 Service Charge £1,268.16 per year, subject to annual review from 1st April 2027.

No Ground Rent Payment

Pets are allowed

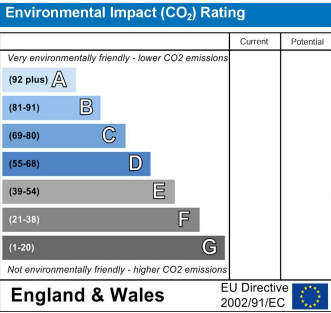
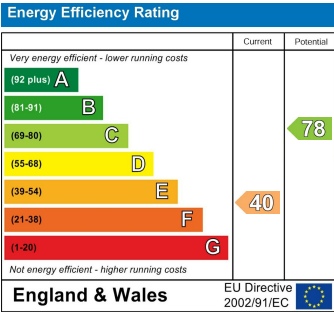
Communal Car Park - No allocated parking spaces

Electric Night Storage Heating

Please ask for a copy of the Ocean Housing

Preliminary Information sheet

Ocean require an exchange of contracts within 42 days from receipt of the contract paperwork.







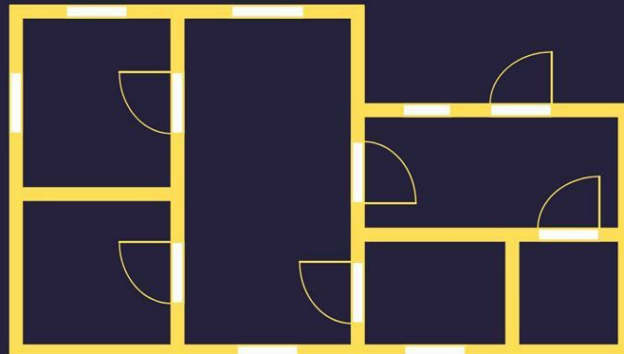




MAY WHETTER  
& GROSE

ESTABLISHED 1920

# FLOORPLAN COMING SOON



**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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