Eastbourne Road

St. Austell

PL25 4SU

Asking Price £140,000

- NO ONWARD CHAIN AND VACANT POSSESSION UPON COMPLETION
- RENOVATION REQUIRED THROUGHOUT
- TWO DOUBLE BEDROOMS
- SPACIOUS REAR GARDEN
- GREAT INVESTMENT OPPORTUNITY
- WITHIN WALKING DISTANCE TO THE TOWN CENTRE
- CONNECTED TO ALL MAINS SERVICES
- SCAN QR FOR MATERIAL INFORMATION

Millerson
Part of Smart Property Group

Tenure - Freehold
Council Tax Band - A
Floor Area 818.00 sq ft

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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to bring to the market this two-bedroom terraced property, conveniently situated within walking distance of St Austell town centre.

Requiring modernisation throughout, this property presents an excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking to expand their property portfolio. The accommodation briefly comprises a living room, kitchen, and a rear porch, which offers potential to be utilised as a utility room. To the first floor are two well-proportioned bedrooms.

Externally, the property benefits from a generous, enclosed rear garden, predominantly laid to lawn, providing ample outdoor space to enjoy. Please note that there is a right of way across the garden for neighbouring properties to access their own gardens.

The property is connected to all mains services and falls within Council Tax Band A. Early viewing is highly recommended to fully appreciate the potential this property has to offer.

LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

THE ACCOMMODATION COMPRISES

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

ENTRANCE HALL

Consumer unit. Smoke sensor. Carpeted flooring. Stairs to first floor. Door leading into the

LIVING ROOM

Double glazed window to the front aspect. Thermostat. Built in storage cupboard. Radiator. Ample plug sockets. Skirting. Carpeted flooring. Door leading through to the

KITCHEN

Double glazed window to the rear aspect. A range of wall and base fitted units with roll top work surfaces. Space and plumbing for freestanding fridge freezer, oven and washing machine. Built in cupboard. Radiator. Ample plug sockets. Skirting. Vinyl flooring.

REAR PORCH

Double glazed window to the rear aspect. uPVC door leading out to the rear garden.

FIRST FLOOR LANDING

Smoke sensor. Access into the loft. Doors leading through to:

BEDROOM ONE

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

BEDROOM TWO

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

FAMILY BATHROOM

Frosted double glazed window to the rear aspect. Extractor fan. Bath with shower over. Wash basin. WC with push flush. Vinyl flooring.

OUTSIDE

Enclosed laid to lawn garden to the rear. Please note there is a right of way for neighbouring properties to access their garden.

PARKING

Limited on street park is available in the area.

SERVICES

This property is connected to all mains services and falls under Council Tax Band A.

Annual service charge of £251.04 subject to annual review.

AGENTS NOTE

Please note there is a right of way behind the property for neighbouring properties to access their gardens.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure

Tenure: Freehold
Council tax band: A
EPC rating: Survey Instructed
The building
Mid-terrace house, standard construction
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three good, EE good
Parking: None
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
Public right of way: Right of way behind the property for neighbours
Non-coal mining area: yes

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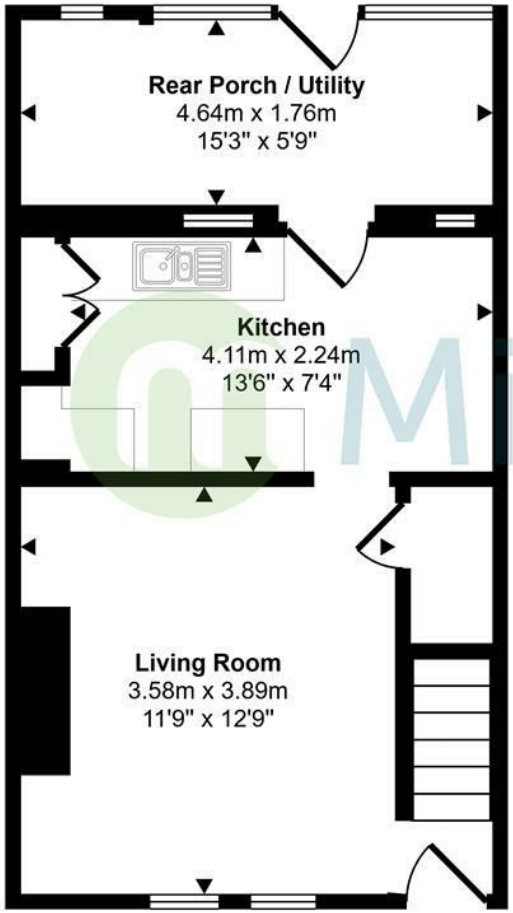
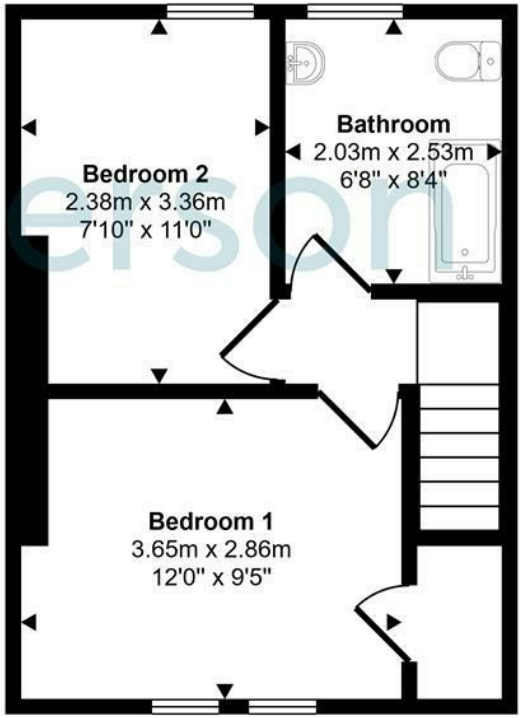
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approx Gross Internal Area
68 sq m / 731 sq ft





Ground Floor
Approx 38 sq m / 413 sq ft

First Floor
Approx 30 sq m / 318 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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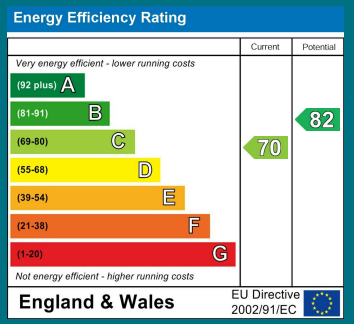
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