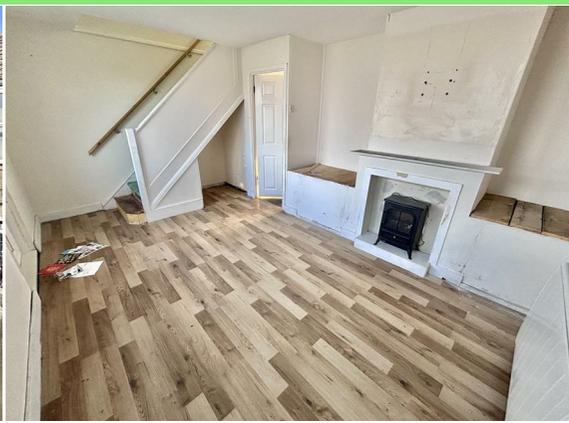




Tedder Road
Penwithick
St. Austell
PL26 8UZ

Guide Price £100,000

- CASH BUYERS ONLY
- NO ONWARD CHAIN
- ESTIMATED RENTAL INCOME OF £800PCM
 - RENTAL YIELD OF 9.6%
- TWO WELL-PROPORTIONED BEDROOMS
- WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
 - COUNCIL TAX BAND A
 - DOUBLE GLAZED THROUGHOUT
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - A

Floor Area - 710.41 sq ft



2



1



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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this well-positioned two-bedroom mid-terrace property to the market, offering an excellent opportunity for investors. Offered with the added advantage of no onward chain and vacant possession upon completion, making it an appealing proposition for those looking to move or invest without delay, with an estimated rental income of approximately £800 per calendar month, offering a highly competitive rental yield of around 9.6% and making this an attractive addition to any investment portfolio. The property is of traditional Cornish unit construction and is therefore being sold to cash buyers only.

In brief, the accommodation is accessed via a bright and welcoming entrance area which leads into a generously proportioned sitting room. The well-appointed kitchen/diner forms the sociable heart of the home, offering an excellent balance of practicality and space. Featuring a comprehensive range of wall and base-mounted storage units alongside substantial worktop space.

To the first floor, the property continues to offer two well-proportioned bedrooms, each enjoying a comfortable level of space and versatility. These rooms are ideal for use as main sleeping accommodation, guest rooms, or even a home office space depending on individual requirements. The first floor is completed by a modern wet-room, providing a practical and low-maintenance bathing solution that is particularly convenient for modern living.

Externally, the property benefits from a hard-standing rear garden, designed with ease of maintenance in mind while still offering a pleasant outdoor area to enjoy. The inclusion of a useful storage room or workshop adds valuable functionality to the property, providing space for tools, hobbies, or general household storage.

The property is conveniently connected to mains water, electricity, and drainage services, ensuring modern comfort and practicality. It falls within Council Tax Band A.

LOCATION

Penwithick is a small village on the outskirts of the town of St Austell in Cornwall, set within the rolling landscape of clay country that has long shaped the region's character and economy. Surrounded by gentle hills, patchwork farmland, and the distinctive white mounds left by historic china clay mining, the village blends rural quiet with traces of Cornwall's industrial past. Penwithick has a close-knit community feel, with traditional cottages, local amenities, and views that stretch across the countryside toward nearby villages and wooded valleys. Its location also places it within easy reach of the Cornish coast and attractions around St Austell, giving the village a peaceful atmosphere while still connecting it to the wider cultural and natural landscape of central Cornwall.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE

uPVC Double glazed door leading into:

SITTING ROOM

Smoke alarm. Two double glazed windows to the front aspect. Fireplace. Electric heater. Television point. Multiple plug sockets. Skirting. Laminate flooring.

KITCHEN/DINER

Skimmed ceiling. Smoke alarm. Extractor fan. Consumer unit. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Stainless steel wash basin with drainage board. Space for an electric oven, dishwasher and washing machine. Multiple plug sockets. Vinyl flooring.

FIRST FLOOR LANDING

Smoke alarm. Access into a partially boarded loft space. Skirting.

BEDROOM ONE

Double glazed window to the front aspect. Two built-in storage cupboards, one of which houses the hot water cylinder. Electric heater. Multiple plug sockets. Skirting.

WETROOM

Extractor fan. Frosted double glazed window to the rear aspect. Splash-back tiling. Electric shower unit. Wash basin. Heated towel rail. W.C. Vinyl flooring.

BEDROOM TWO

Double glazed window to the rear aspect. Built-in storage cupboard. Electric heater. Multiple plug sockets. Skirting.

EXTERNALLY

GARDEN

Externally, the property benefits from a hard-standing rear garden, designed with ease of maintenance in mind while still offering a pleasant outdoor area to enjoy. The inclusion of a useful storage room or workshop adds valuable functionality to the property, providing space for tools, hobbies, or general household storage.

SERVICES

The property is conveniently connected to mains water, electricity, and drainage services, ensuring modern comfort and practicality. It falls within Council Tax Band A.

AGENTS NOTE

Annual service charge of £306.72 *subject to annual review from 1st April 2027.

MATERIAL INFORMATION

Verified Material Information

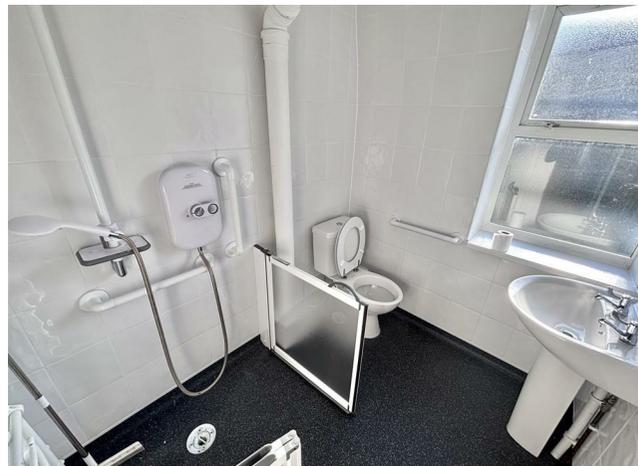
Council Tax band: A

Tenure: Freehold

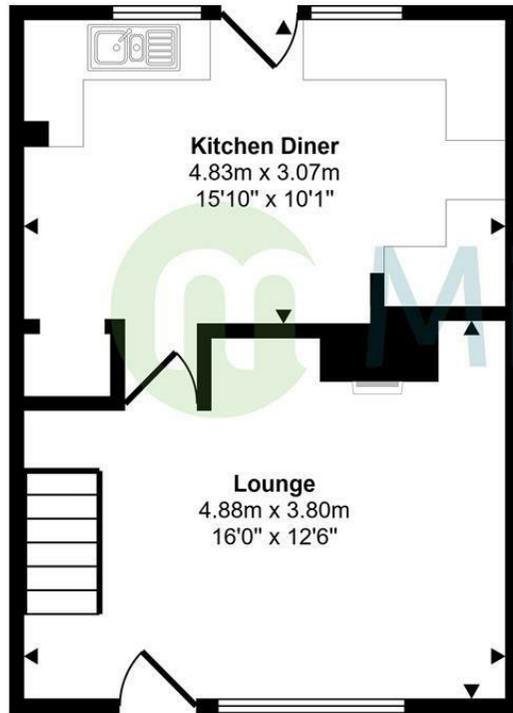
Property type: House



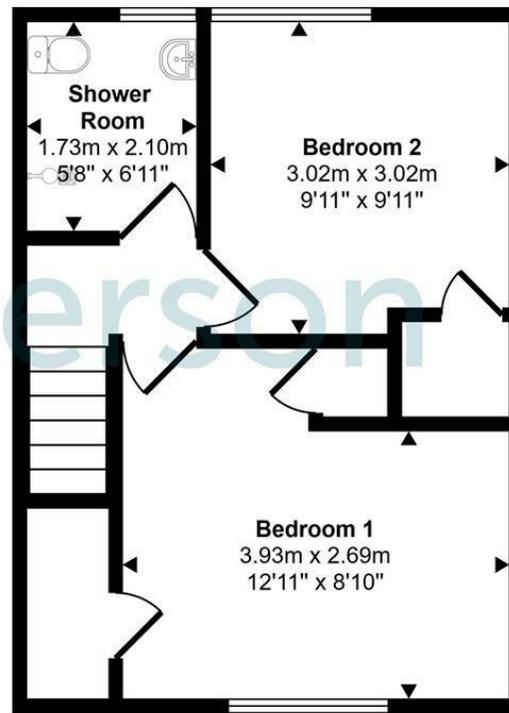
Property construction: Cornish Unit
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Room heaters only is installed.
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Poor, EE - OK
Parking: Communal and On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
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
66 sq m / 713 sq ft



Ground Floor
Approx 33 sq m / 357 sq ft



First Floor
Approx 33 sq m / 356 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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Material Information



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