



**Longpark Way
St. Austell
PL25 3UJ**

Asking Price £195,000

- NO ONWARD CHAIN AND VACANT POSSESSION
- IDEAL FOR FIRST TIME BUYERS
- POPULAR CUL-DE-SAC LOCATION
- RECENTLY REPAINTED AND NEW CARPET LAID
- LOW MAINTENANCE AND ENCLOSED REAR GARDEN
- ALLOCATED PARKING AND POTENTIAL TO CREATE OFF ROAD PARKING
- CONNECTED TO ALL MAINS SERVICES
 - EXPECTED RENTAL INCOME OF £900PCM
 - RENTAL YIELD OF 5.5%
 - SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area 613.00 sq ft



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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this well-positioned two-bedroom mid-terrace property, situated in the popular area of Longpark Way. Offered with no onward chain, an enclosed rear garden and allocated parking, this home is an excellent opportunity for first-time buyers or those looking to expand their property portfolio, with potential rental income of approximately £900 per calendar month. The property has recently undergone a fresh paint throughout as well as new carpets upstairs.

The well-proportioned accommodation briefly comprises a spacious living room, modern kitchen/diner, two generous double bedrooms and a family bathroom. Externally, the enclosed garden provides a private and versatile space, ideal for relaxing, entertaining and enjoying outdoor dining. A rear gate also provides convenient access to nearby woodland walks. Subject to the necessary permissions, there is also potential to create additional off-road parking, further enhancing the property's appeal.

The property is within Council Tax Band B and benefits from connection to all mains services. Viewings are highly recommended to fully appreciate the space, location and potential this property has to offer.

LOCATION

The property is located within a desirable area in St Austell. It is within walking distance to the local amenities and falls within the catchment area for both local primary and secondary schools. Further afield St Austell town centre is situated approximately 1 mile away and offers a wide range of shopping, coffee shops, restaurants and local leisure centre. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque Georgian 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 breath-taking 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.

LIVING ROOM

Double glazed window to the front aspect. Coving. Under stair storage cupboard. Radiator. Ample plug sockets. Skirting. Tiled flooring. Stairs to first floor. Doors leading into the

KITCHEN

Double glazed window to the rear aspect. Coving. A range of wall and base fitted units with roll top work surfaces. Integrated oven and electric hob with extractor over. Space and plumbing for free-standing fridge freezer and washing machine. Sink with drainer. Tiling around stain sensitive areas. Biasi combination boiler. Ample plug sockets. Skirting. Tiled flooring. Double glazed French doors leading out to the garden.

FIRST FLOOR

Loft access. Plug sockets. Skirting. Carpeted flooring. Doors leading to:

BEDROOM ONE

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

BEDROOM TWO

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

BATHROOM

Extractor fan. Bath with electric shower over. Wash basin. WC with push flush. Tiled throughout.

OUTSIDE

To the front- Hardstanding path leading to the front door.

To the rear- Enclosed laid to lawn garden with a decked area and stone chipping border. Outside tap. Rear gate leading to public footpath.

PARKING

This property benefits from an allocated parking space as well as ample on street parking. There is the potential to create off road parking subject to the relevant permissions.

SERVICES

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

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: C

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 good, Vodafone good, Three good, EE good
 Parking: Allocated
 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 (CL37228):
 - The property is subject to restrictive covenants (legal promises that limit what can be done with the land) contained in a Transfer dated 4 March 1988.
 - The owner is required to follow all existing rules and agreements mentioned in the property's legal records and must protect the previous owner from any future claims regarding these rules.
 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.



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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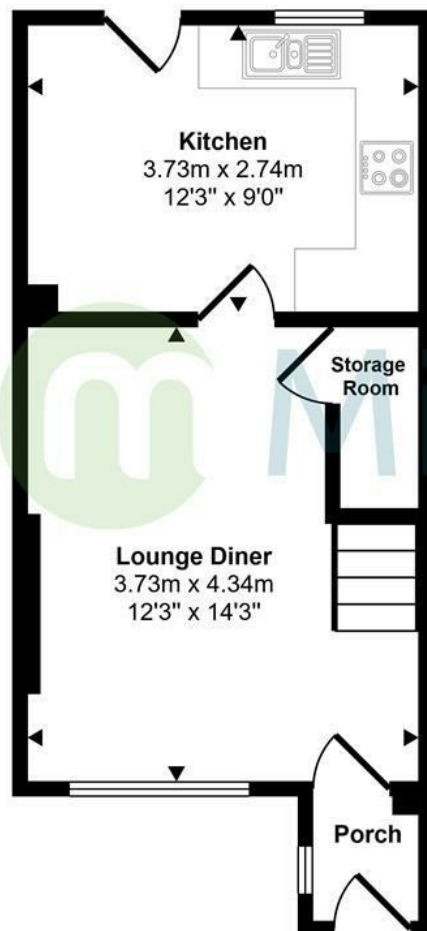
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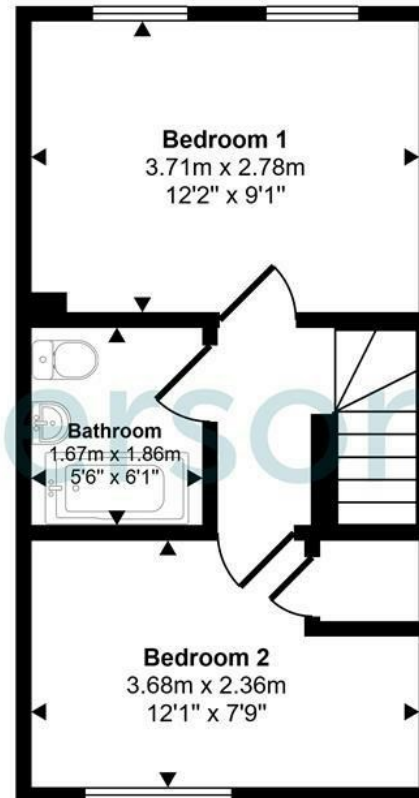


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Approx Gross Internal Area
55 sq m / 597 sq ft



Ground Floor
Approx 28 sq m / 306 sq ft



First Floor
Approx 27 sq m / 291 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		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC