



MAY WHETTER & GROSE

36 CHURCHTOWN CLOSE, ST. AUSTELL, PL26 8FQ
FIXED PRICE £153,000



**** SECTION 106 AFFORDABLE ****

END OF TERRACE HOUSE WITH THREE BEDROOMS, ENCLOSED REAR GARDEN AND OFF-ROAD PARKING LOCATED AT THE END OF A NO THROUGH ROAD. WITHIN CLOSE REACH OF LOCAL AMENITIES AND THE A30, THE MAIN ARTERY ROUTE THROUGHOUT CORNWALL. FEATURING UPVC DOUBLE GLAZING AND ELECTRIC HEATING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED FAMILY HOME, GREATLY BENEFITTING FROM THE NEW TRUNK ROAD DIVERTING TRAFFIC OUT OF THE PEACEFUL VILLAGE.

**** PLEASE ENSURE YOU QUALIFY TO BUY PRIOR TO BOOKING YOUR VIEWING TOUR SEE AGENTS NOTES ****



Roche is a popular village situated 6 miles North of St Austell and within 1½ miles of the main A30, giving access towards the Cathedral City of Truro approximately 20 miles away. There are local shops, amenities, a school, sporting facilities, train station (Newquay to Par Branch line with connection to the mainline) and a Doctors Surgery all within a few minutes walk from the property. There are many fine walks to be enjoyed in the vicinity on the Goss Moor trail and both the Eden Project and Lost Gardens of Heligan are only a short drive away, as is St Austell town centre where there is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. Centrally located between the north and south coast, the town of Fowey and Padstow are approximately 13 miles away both are well known for their restaurants and coastal walks. Newquay airport is located approximately 8 miles away with destinations across the UK, mainland Europe and Ireland.

Directions:

From St Austell travel in the direction of Bodmin on the B3274. Pass through Trethowel, Ruddlemoor and Carthew. At the roundabout take the first exit and continue along the new bypass until reaching the first roundabout. Take the third exit and proceed towards Trezaise. Turn left and proceed through Roche. At the roundabout take the second exit (Roche Road) and turn left into St Michaels Way, continue through St Michaels Way until you come to Churchtown Close, take the left hand turning and the property can be found on your right hand side - the first property on the right as you enter the no through road..

Accommodation:

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

Hardwood front door with inset spy hole and twin double glazed obscure glazing panels allows external access into

Entrance Hall:

11'5" x 3'8" (3.48 x 1.14)



Door to WC. Doors to ground floor storage, kitchen, lounge/diner. Wood effect vinyl flooring. Mains enclosed fuse box. Wall mounted electric heater. Telephone point. Wall mounted thermostat.

WC:

5'9" x 3'2" (1.77 x 0.98)



Upvc double glazed window to front elevation with obscure glazing. Matching two piece white WC suite comprising low-level flush WC with dual flush technology and pedestal hand wash basin. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Wall mounting electric heater. Fitted extractor fan.

Kitchen:

11'5" x 8'0" (3.48 x 2.45)



Upvc double glazed window to front elevation. Matching wall and base kitchen units with roll top work surfaces and tiled splash-back. Wood effect vinyl flooring. Wall mounted electric heater. Fitted electric oven with four ring hob above and fitted extractor hood over. Space for additional kitchen appliance. Stainless steel one and a half bowl sink with matching draining board and central mixer tap. The kitchen benefits from soft close technology.

Lounge/Diner:

15'9" x 13'9" (4.81 x 4.20)



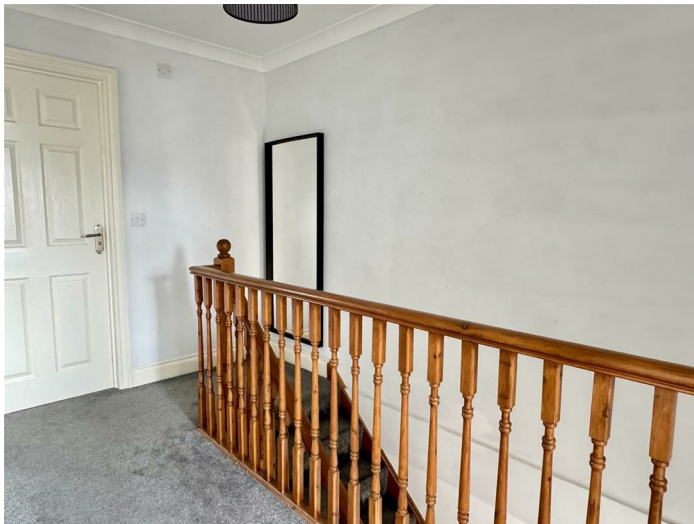
Upvc double glazed patio doors with full length glazed panels allows external access to the enclosed rear garden. Further Upvc double glazed window to rear elevation. Wall mounted heater. Television aerial point. Telephone and satellite points. Wood effect laminate flooring. Carpeted stairs to first floor with open storage recess below. Space for dining table. Wall mounted fibre to premises connection box. Wall mounted thermostat.





Landing:

11'5" x 6'9" (3.48 x 2.08)



Doors to bedrooms one, two, three and family bathroom. Additional door opens to provide access to the airing cupboard housing the pressurised water cylinder with further slatted storage options above. Loft access hatch. Carpeted flooring.

Bathroom:

6'9" x 5'9" (2.08 x 1.77)



Upvc double glazed window to front elevation with obscure glazing. Matching three-piece white bathroom suite comprising low-level flush WC with dual flush technology, pedestal hand wash basin and panel enclosed bath with wall mounted mains fed shower over and glass shower screen. Tiled wall. Wood effect vinyl flooring. Wall mounted electric heater. Fitted extractor fan.

Bedroom Two:

11'5" x 8'6" (3.48 x 2.61)



Upvc double glazed window to front elevation. Carpeted flooring. Wall mounted electric heater. Television aerial point.

Bedroom One:

11'6" x 8'6" (3.51 x 2.61)



Upvc double glazed window to rear elevation. Carpeted flooring. Wall mounted electric heater. Twin doors open to provide access to inbuilt wardrobe offering tremendous hanging and shelved storage options. Television aerial point. USB charging points in electrical sockets.

Bedroom Three:

7'7" x 6'9" (2.32 x 2.08)



Upvc double glazed window to rear elevation. Carpeted flooring. Wall mounted electric heater. Telephone point.

Outside:

To the front, the properties bricked drive offers off road parking for one vehicle, to the right hand side is a low maintenance chipped area with large feature granite stones. Outdoor tap. Fibre to premises inlet and electric box to the front.



The rear garden is accessed off the lounge diner or rear access gate. There is a paved patio immediately to the rear of the property with wooden shed to the right, the paved patio flows across the left-hand side of the garden providing access to the rear garden gate. The remainder of the rear garden is laid to low maintenance chippings. Well enclosed with rendered block wall with wooden fencing set on top providing segregation of the boundary. Outdoor tap to the rear of the property.

Viewing Criteria:

PLEASE STUDY ELIGIBILITY TO ENSURE YOU QUALIFY PRIOR TO ARRANGING TO VIEW.

We have been forwarded the following from Cornwall County Council:

Eligibility

We would be looking to prioritise someone with a need for a 3 bed property and an Area Local Connection to Roche.

ONLY APPLICABLE TO 3 OR 4 BEDS Please note that the s.106 contains under occupancy clauses and so we would not immediately consider anyone who would be under occupying by more than 1 bedroom. For example a 3 bedroom property would be prioritised for those with a 3 bed need and if you asked us to consider a couple/single applicant we would expect you to demonstrate that no 3 bed applicants had made an offer.

- Current residency/permanent employment of 16 + hours per week for 3 + years

OR

- Former residency of 5 + years

OR

- Close family member (Mother/Father/Sister/Brother/Son/Daughter) where there is independent evidence that the family member is in need of or can give support for the foreseeable

future or on an ongoing basis

After 14 days of marketing we can consider those who have a local connection to the adjoining parishes of St Wenn, Withiel, Lanivet, Luxulyan, Treverbyn, St Stephen in Brannel, St Dennis and St Columb Major.

After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) – please ask us for details. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse should the local connection cascade to Cornwall be triggered.

In addition the applicant will need to:

- Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP)
- Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
- Have viewed and offered on the property

Council Tax: B

Broadband and Mobile coverage:

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

Floor Area:

The floor area measurement is taken from the EPC.

Services:

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

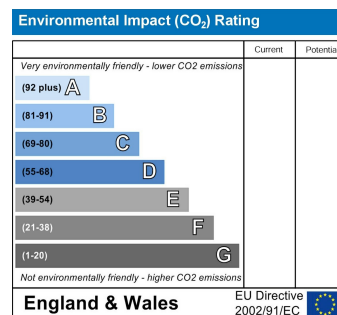
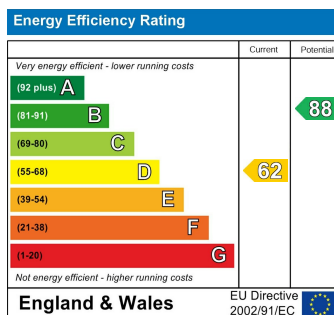
Viewing:

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

Agents Note:

The car on the driveway has been removed for marketing purposes.





Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

