



Watersedge Close St. Austell PL25 5TN

Guide Price £199,000

- NO ONWARD CHAIN
- THREE WELL-PROPORTIONED BEDROOMS
- PERFECT FIRST HOME
- IDEAL INVESTMENT WITH EXPECTED RENTAL INCOME OF £1,250 PCM
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- EXPANSIVE CONSERVATORY
- MODERNISATION REQUIRED
- POPULAR RESIDENTIAL LOCATION
 - COUNCIL TAX BAND B
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 861.11 sq ft



3



1



2



D62

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present to the market this conveniently positioned three-bedroom semi-detached home, offering a fantastic opportunity for both first-time buyers and investors alike. Requiring modernisation throughout, the property provides an excellent blank canvas for the new owner to update, improve and personalise to their own taste, with plenty of scope to add value in the process. For investors, the property represents an appealing addition to a rental portfolio, with an expected rental income of approximately £1,250 PCM, equating to an attractive rental yield of 7.5%.

Upon entering the property, you are welcomed by a bright and airy entrance hallway, providing access to the principal rooms on the ground floor and creating a welcoming first impression. The generous lounge offers a spacious reception area with plenty of room for comfortable seating and furniture, making it an ideal space for relaxing and entertaining. From here, the accommodation continues into a separate dining room, providing a dedicated area for family meals and social occasions, while the adjoining kitchen offers the opportunity to be modernised and reconfigured to suit the requirements of the successful purchaser.

One of the real highlights of the ground floor is the spacious conservatory positioned to the rear of the property. Offering an abundance of natural light and pleasant views across the garden, this versatile room could lend itself to a variety of uses, whether as an additional sitting room, dining area, home office or simply a space in which to enjoy the outlook and surrounding setting.

To the first floor are three well-proportioned bedrooms, offering comfortable accommodation for families, couples or those requiring additional space for guests or working from home. The principal bedroom provides a generous sleeping space, while the remaining bedrooms offer flexibility depending on individual requirements. Completing the first floor is the family bathroom.

Outside, the property benefits from a hardstanding rear garden which provides a practical and relatively low-maintenance outdoor space. The garden offers plenty of potential for the new owner to create an attractive area for seating, entertaining or simply enjoying the outdoors, subject to any necessary permissions. A particularly appealing feature of the property's setting is the slow-moving stream which meanders past the property, creating a peaceful and tranquil backdrop and adding a sense of privacy and natural charm.

The property has an allocated parking space for one vehicle, there is also an abundance of on-street parking available close by.

The property is connected to mains water, electricity and drainage, and is situated within Council Tax Band B.

LOCATION

Watersedge Close is conveniently positioned within the popular town of St Austell, offering easy access to a wide range of local amenities including shops, supermarkets, schools, cafés and leisure facilities. The property is also well placed for access to the surrounding Cornish countryside and coastline, with the picturesque harbour of Charlestown and a number of beautiful beaches within easy reach. St Austell railway station provides regular services to destinations across Cornwall and beyond, while the nearby road network offers convenient access to the A30 and surrounding towns.

ENTRANCE HALLWAY

LOUNGE

Skimmed ceiling. Double-glazed window to the front aspect. Under-stairs storage cupboard. Fireplace. Electric heater. Television point. Multiple plug sockets. Skirting boards. Carpeted flooring.

DINING ROOM

Double-glazed window to the rear aspect. Electric heater. Multiple plug sockets. Skirting boards. Carpeted flooring.

KITCHEN

Double-glazed window to the rear aspect. A range of fitted wall and base storage cupboards and drawers. Splashback tiling. Integrated electric oven. Stainless steel sink with drainer. Multiple plug sockets. Skirting boards. Vinyl flooring.

CONSERVATORY

Multiple double-glazed windows. Ample plug sockets. Doors leading out onto the rear garden.

FIRST FLOOR LANDING

Access to a partially boarded loft space. Smoke alarm. Built-in storage cupboard housing the hot water cylinder. Plug socket. Skirting boards. Carpeted flooring. Doors leading into:

BEDROOM ONE

Double-glazed window to the front aspect. Electric heater. Multiple plug sockets. Skirting boards. Carpeted flooring.

BEDROOM TWO

Double-glazed window to the rear aspect. Electric heater. Multiple plug sockets. Skirting boards. Carpeted flooring.

BATHROOM

Frosted double-glazed window to the rear aspect. Splashback tiling. Mains-fed shower over the bath. Wash basin. Heated towel rail. W.C. Skirting boards. Carpeted flooring.

BEDROOM THREE

Double-glazed window to the front aspect. Electric heater. Multiple plug sockets. Skirting boards. Carpeted flooring.

EXTERNALLY



GARDEN

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PARKING

The property has an allocated parking space for one vehicle, there is also an abundance of on-street parking available close by.

SERVICES

The property is connected to mains water, electricity and drainage, and is situated within Council Tax Band B.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: Survey Instructed

The building

Semi-detached house, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: Room heaters only

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Allocated, On Street, and Off Street

Not in a controlled parking zone

No disabled parking available

Risks and restrictions





Watersedge Close, St. Austell

Not a listed building

Not in a conservation area

No tree preservation order

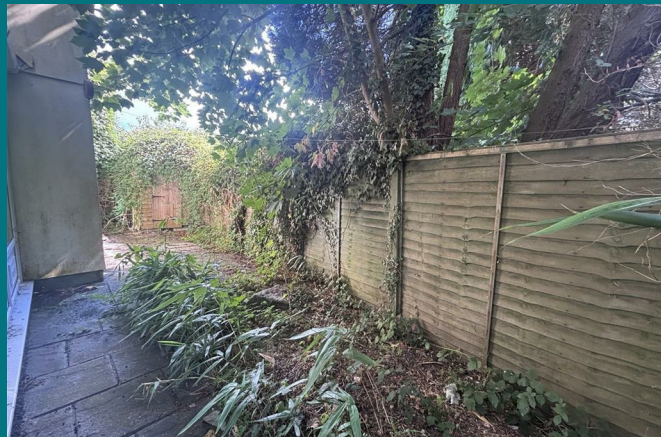
Title register restrictions (CL74418):

- The property must only be used as a single private home and cannot be used for any business or trade.
- You cannot park commercial vehicles on the property, except for small vans used for personal travel or vehicles making deliveries.
- Dustbins must be kept in a tidy and secure way.
- The garage and parking spaces are only for parking private cars or motorbikes, or for storing household and garden items.
- The owner cannot claim a 'right to light', which is a legal right to prevent neighbours from building something that blocks your light, if it would stop the developer from building on nearby land.
- The owner must pay a fair share of the costs to maintain and repair any pipes or cables that are shared with 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.



Needing To Sell?

Are you interested in this property
but aren't currently in a proceedable
position?

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Contact Us On The Details Below To
Arrange A Valuation

Here To Help

1 Market Street

St Austell

Cornwall

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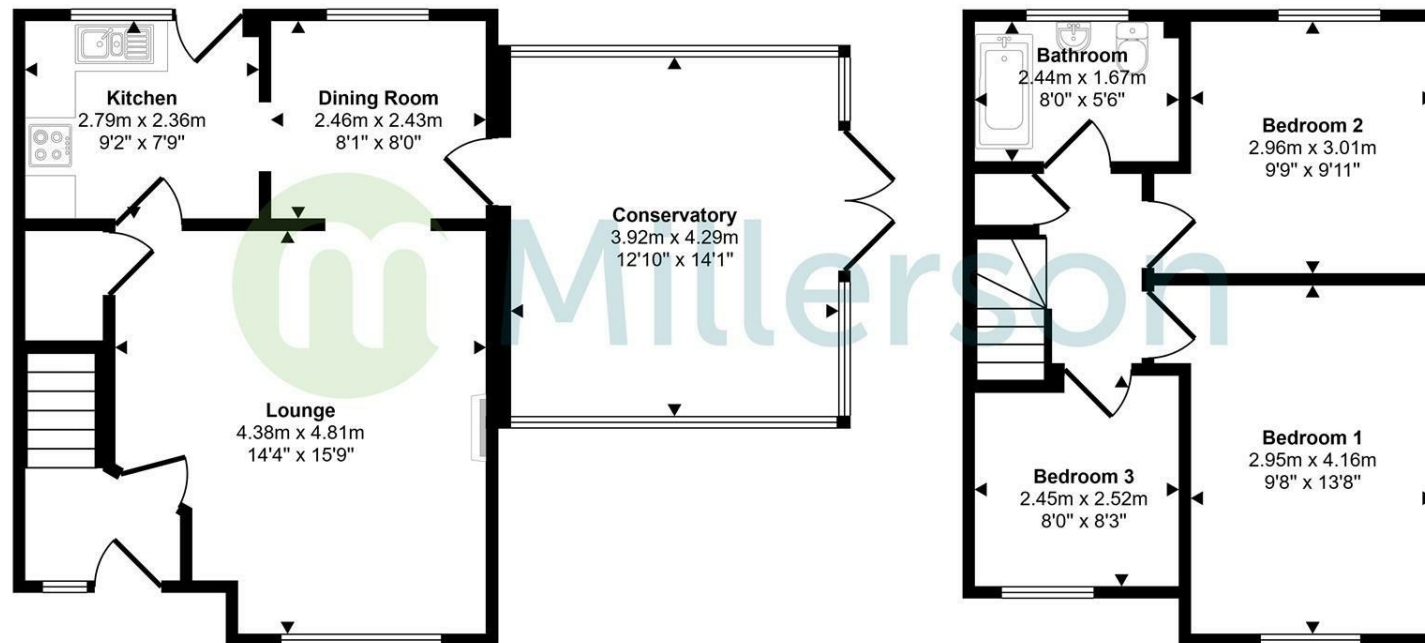
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Ground Floor

First Floor

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.

