



Tremayne Road

St. Austell

PL25 4NE

£195,000

- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
 - ALLOCATED PARKING
- TWO SPACIOUS BEDROOMS
- CLOSE TO LOCAL AMENITIES
 - IDEAL INVESTMENT
- EXPECTED RENTAL INCOME OF £850 PCM
- CONNECTED TO ALL MAINS SERVICES
 - COUNCIL TAX BAND A
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 559.73 sq ft



PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this attractively positioned two-bedroom end-of-terrace home built in 2017 offered to the market with no onward chain and double glazing throughout. Perfectly suited to first-time buyers or investors seeking to expand their rental portfolio, the property offers a potential rental income of approximately £850 PCM which equates to a rental yield of 5.2%

The well-proportioned accommodation comprises a bright and welcoming lounge, a well-appointed kitchen, and a convenient ground floor cloakroom. To the first floor, the property offers two generously sized bedrooms along with a modern family bathroom, providing comfortable and practical living space.

Externally, the home benefits from a lawned garden, ideal for relaxing or entertaining, as well as an allocated parking space for added convenience.

Further benefits include energy-efficient heating via an air source heat pump and the property falls within Council Tax Band A.

Early viewing is highly recommended to fully appreciate the location, space, and potential this appealing home has to offer.

LOCATION

The property is situated within a short walk of St Austell town centre offering convenient access to a range of local amenities including shops, supermarkets, cafés, restaurants and leisure facilities. St Austell also benefits from a mainline railway station with direct links to larger cities, as well as good road and bus connections. The beautiful Cornish coastline is only a short drive away, with nearby beaches, coastal walks and popular attractions including the Eden Project and the Lost Gardens of Heligan.

THE ACCOMMODATION COMPRISES

Please find all measurements on the floorplan.

ENTRANCE

UPVC double glazed door leading into :

PORCH

Double glazed frosted window to front aspect. Skirting. Carpeted flooring. Door leading into :

LIVING ROOM

Double glazed window to the front aspect. Large under stair storage cupboard. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

KITCHEN

Double glazed window to the side aspect. A range of wall and base fitted

units. Space for freestanding fridge, freezer and oven. Extractor fan. Sink with drainer. Tiling around stain sensitive areas. Radiator. Ample plug sockets. Skirting. Vinyl flooring.

DOWNSTAIRS W/C

Double glazed frosted window to rear aspect. W.C. Wash basin. Radiator. Skirting. Vinyl flooring.

FIRST FLOOR LANDING

Loft access. Smoke sensor. Skirting. Carpeted flooring.

BEDROOM ONE

Double glazed window to the front aspect. Radiator. Ample sockets. Skirting. Carpeted flooring.

BEDROOM TWO

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

BATHROOM

Frosted double glazed window to the side aspect. Extractor fan. Bath with MIRA shower over. Wash basin. WC with push flush. Fully tiled. Radiator. Laminate flooring.

OUTSIDE

To the front, the property benefits from a well-maintained lawned garden, providing an attractive outdoor space.

PARKING

This property benefits from having an allocated property parking space. Plenty of on street parking can be found close by.

SERVICES

This property is connected to mains electricity, water and drainage. This property falls under Council Tax Band A

MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

Property type: House

Property construction: Standard construction

Energy Performance rating: B

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electricity-powered central heating is installed.



Heating features: Double glazing and Air source heat pump
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway

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

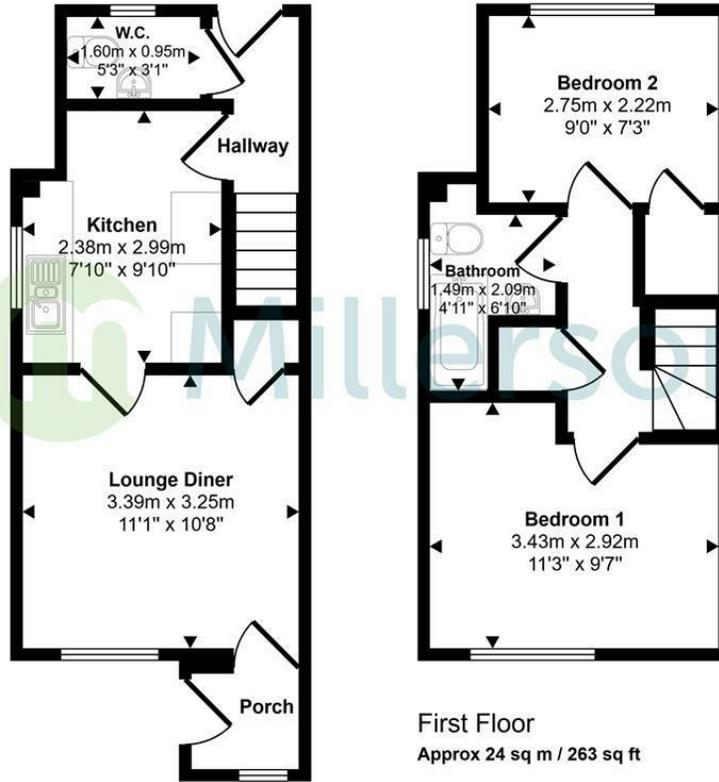
Non-coal mining area: No

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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
50 sq m / 543 sq ft



Ground Floor
Approx 26 sq m / 279 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			98
(81-91) B		81	
(69-80) C			
(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	

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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