



# Rashleigh Place

St. Austell

PL25 4PD

Offers In Excess Of  
£160,000

- No Onward Chain
- Ideal For First Time Buyers
  - Single Garage
- Two Good Sized Bedrooms
  - Close to Amenities
- Ideal For Investor Buyers
  - Expected Earnings Of £750pcm
- Connected To All Mains Services
- Scan QR For Material Information



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Tenure - Freehold

Council Tax Band - A

Floor Area - 624.30 sq ft



2



1



1



D62

### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to present this two-bedroom end terraced property benefitting from double glazing throughout and no onward chain. This property is perfect for those looking to get onto the property ladder or enhance their portfolio with expected earnings of £750pcm. In brief, downstairs is home to a kitchen / diner, lounge, bathroom and utility room with access out to the rear garden. Upstairs there are two good sized bedrooms. The garden is mostly laid to lawn with a small courtyard area, perfect for a bistro set. There is a garage behind the property along with an additional area behind the garage which could be utilised to provide storage. This property is heated via a gas combination boiler and falls under Council Tax Band A. Viewings are highly recommended to see all this property has to offer.

### LOCATION

The property is located within a short distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary of Penrice Academy. St Austell offers a mainline railway station providing direct access to London Paddington and Penzance. The picturesque 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 breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

### THE ACCOMMODATION COMPRISES

All dimensions are approximate.

### ENTRANCE

Door leading into:

### KITCHEN / DINER

14'2" x 10'6" (4.33 x 3.20)

Double glazed window to the side aspect. A range of wall and base fitted units with newly installed roll-top work surfaces. Space for freestanding fridge, freezer and oven. Integrated extractor fan. Sink with drainer. Tiling around stain sensitive areas. Radiator. Ample plug sockets. Laminate flooring.

### LOUNGE

16'6" x 13'0" (5.03 x 3.97)

Frosted double glazed window to the front aspect. UPVC stable door to courtyard. Consumer unit and electric meter housed. Stone feature wall with electric feature fire. Cupboard housing BAXI boiler which is serviced yearly. Under stair storage. Radiator. Ample plug sockets. Carpeted flooring. Stairs to first floor.

### BATHROOM

6'6" x 6'3" (1.99 x 1.91)

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

### UTILITY ROOM

7'0" x 5'10" (2.14 x 1.79)

Double glazed window to the rear aspect. Door to rear courtyard. Worktop area. Space and plumbing for washing machine and fridge / freezer. Ample plug sockets. Laminate flooring.

### FIRST FLOOR LANDING

Double glazed window to the front aspect. Access to partly boarded loft. Carpeted. Doors leading to:

### BEDROOM ONE

12'3" x 9'2" (3.74 x 2.79)

Double glazed window to the rear aspect. Radiator. Plug sockets. TV aerial. Carpeted flooring.

### BEDROOM TWO

7'6" x 6'8" (2.28 x 2.02)

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

### OUTSIDE

To the rear- Enclosed laid to lawn garden. Small courtyard perfect for a bistro set. There is a side gate which leads to a shared driveway and then the garage. Behind the garage, there is also an additional garden area.

### GARAGE

Metal up and over door. Accessed via a shared driveway. Power and lighting.

### PARKING

Large single garage accessed from a shared driveway. Limited on street parking is available.

### AGENTS NOTE

There is a shared driveway in front of the garages allowing neighbours to access their properties.

### SERVICES

Mains electricity, gas, water and drainage. This property falls under Council Tax Band A.

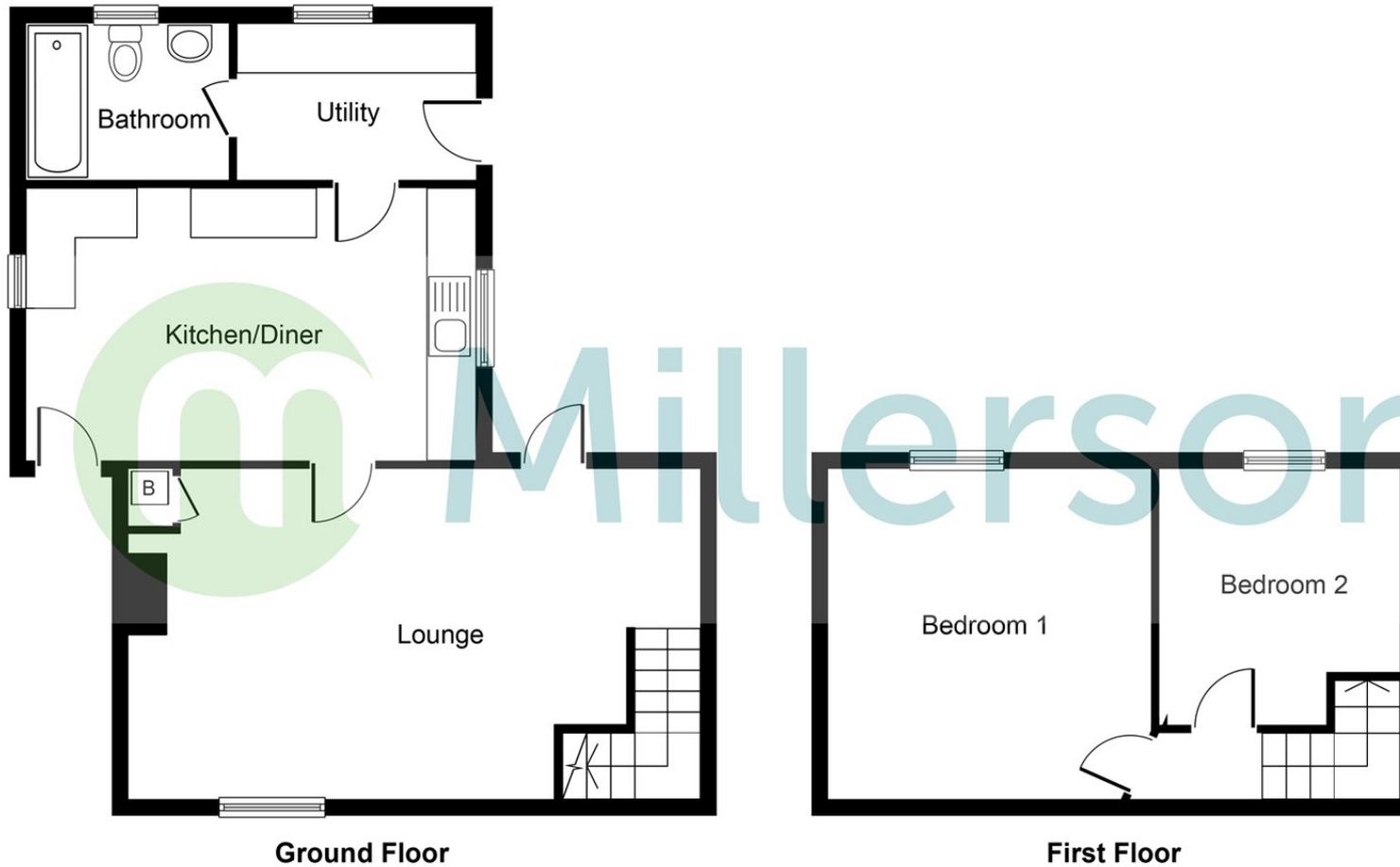
### MATERIAL INFORMATION

Verified Material Information



Council Tax band: A  
Tenure: Freehold  
Property type: House  
Property construction: Standard construction  
Energy Performance rating: D  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Garage and Allocated  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: Yes: There is a shared driveway in front of the garages allowing neighbours to access their properties.  
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.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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| Energy Efficiency Rating                           |  | Current                    | Potential |
|----------------------------------------------------|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92 plus) <b>A</b>                                 |  |                            | <b>86</b> |
| (81-91) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  | <b>62</b>                  |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>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

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

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