Grenville Meadows

Nanpean

St. Austell

PL26 7ZA

Asking Price £187,000

- SECTION 106 DISCOUNTED PROPERTY
- DETACHED FAMILY HOUSE
- LARGE REAR PATIO
- FOUR BEDROOMS
- KITCHEN/DINER
- PARKING SPACE
- SHORT WALK TO VILLAGE CENTRE
- CONVENIENT FOR A30
- SEMI RURAL LOCATION
- SCAN QR FOR MATERIAL INFORMATION

Millerson
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 839.00 sq ft

4

1

1

E53

PROPERTY
Millerson is delighted to offer this modern family home with a106 agreement, that offers accommadation that briefly comprises entrance hall, lounge, kitchen/diner and on the first floor there are four bedrooms and a bathroom. Outside there is a large rear garden with decking and terrace area and steps leading down to a lawn area. To the side of the property is a parking space.

LOCATION
Nanpean is a rural village on the outskirts of St Austell with amenities including a primary school, Chinese takeaway and convenience store. There are bus stops with direct routes to Truro, Newquay and St Austell. More comprehensive needs are served by St Austell, Truro and Newquay which offer a wider range of facilities including secondary and tertiary education, leisure centre with swimming pool, cinema, bowling alley and a wide variety of pubs, restaurants and bistros. Further afield (approximately 30 minutes away) lie the sandy beaches of both the north and south coasts making Nanpean an ideal central hub. The picturesque harbours of Charlestown and Mevagissey and attractions such as the Lost Gardens of Heligan and the world renowned Eden Project are close by too.

FRONT DOOR
Leading into:

ENTRANCE HALL
With staircase leading to first floor, electric panelled radiator, door to:

CLOAKROOM /WC
4'8" x 3'4" (1.44m x 1.02m)
Low level WC, pedestal wash basin, electric panelled radiator.

LOUNGE
16'0" x 14'2" max (4.89m x 4.32m max)
Double glazed Upvc patio doors to rear elevation and leading onto large rear terrace, double glazed window to front elevation, electric panelled radiator, TV Ariel point.

KITCHEN/DINER
16'0" x 12'11" max (4.88m x 3.94m max)
Range of base units, one and half bowl stainless steel sink unit with mixer taps, double glazed window to front elevation, electric cooker point, work tops, Dining area with Double glazed Upvc double doors to rear terrace area, electric panelled radiator.

LANDING
Double glazed window to rear elevation, electric panelled radiator airing cupboard with hot water cylinder, access to loft space, Doors to all bedrooms and bathroom.

BEDROOM ONE
10'11" x 8'9" (3.34m x 2.68m)
Double glazed window to front elevation, electric panelled radiator.

BEDROOM TWO
9'3" x 8'3" (2.83m x 2.52m)
Double glazed window to front elevation, electric panelled radiator.

BEDROOM THREE
9'2" x 7'6" (2.81m x 2.29m)
Double glazed Window to rear elevation, electric panelled radiator.

BEDROOM FOUR
7'8" x 6'11" (2.36m x 2.12m)
Double glazed Window to rear elevation, electric panelled radiator.

BATHROOM
6'7" x 5'6" (2.01m x 1.70m)
Panelled bath, pedestal wash basin, low level WC, obscure double glazed window to front elevation, part tiled walls, electric heater.

OUTSIDE
There is a parking space to the side, path leads around to the enclosed rear garden, with large terrace area, and terrace, steps leading down to the lower sheltered lawn garden.

MATERIAL INFORMATION
Verified Material Information
Council tax band: C
Council tax annual charge: £2082.25 a year (£173.52 a month)
Tenure: Freehold
Property type: House
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: None
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Poor, EE - Great
Parking: Off Street, On Street, and 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

Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: E
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
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.

AGENTS NOTE

Eligibility for the 106

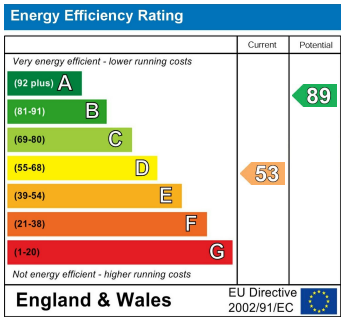
We (the Council) would be looking to prioritise someone with a need for a 4 bed property and an Area of the 'County of Cornwall'

• Residency/permanent employment of 16 + hours per week for 1 + years
OR
• Former residency of 5 + years
OR
• Close family member (Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years
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

Ground Floor **First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

Copyright V360 Ltd 2025 | www.houseviz.com



Buying To Rent Out?

Are You....
- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice

Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins
01726 72236

Contact Us

Millerson Estate Agents
5-6 Market Street
St Austell
Cornwall
PL25 4BB
E: st.austell@millerson.com
T: 01726 72289
www.millerson.com

Scan QR For Material Information

Scan me!

Millerson
millerson.com