Phernyssick Road

St. Austell

PL25 3TY

Guide Price £180,000

- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING AVAILABLE
- PERFECT FIRST HOME
- DOUBLE GLAZING THROUGHOUT
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- COUNCIL TAX BAND A
- CONNECTED TO ALL MAINS SERVICES
- IDEAL INVESTMENT
- EXPANISVE LOUNGE
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - A

Floor Area - 592.01 sq ft

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PROPERTY DESCRIPTION

Smart Millerson are thrilled to present this wonderfully position, two-bedroom, semi-detached cottage onto the market. Being situated within short walking of distance to St Austell town centre, this property provides easy access to local amenities and transport links. This property also provides a fantastic opportunity for those looking to take their first steps onto the property ladder.

In brief, the accommodation comprises for an expansive kitchen/diner and spacious lounge – the perfect place for hosting family gatherings or simply unwinding after a long day. On the first floor you are greeted by two double bedrooms and a family shower-room.

Externally, this property benefits from having a hardstanding garden – making it the ideal place for summer soirees, delving into your favourite novel or to soak up the Cornish sunshine. The property also showcases off-road parking for two vehicles. It is connected to mains water, electricity, gas and drainage. As well as falling under Council Tax Band A. Viewings are highly recommended to appreciate all this property has to offer.

LOCATION

The property is located within walking 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 schools of Penrice and Poltair Academies. St Austell has 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

uPVC double glazed door leading to:

KITCHEN/DINER

13'8" x 11'3" (4.17m x 3.44m)
Skimmed ceiling. Recessed spotlights. Exposed beams. Consumer unit. Under-stairs storage cupboard. Dual aspect double glazed windows. A range of base fitted storage cupboards and drawers. Integrated oven and four ring hob. Double pan sink basin. Space for a washing machine and fridge-freezer. Radiator. Skirting. Vinyl flooring.

LOUNGE

13'3" x 11'11" (4.04m x 3.65m)
Skimmed ceiling. Recessed spotlights. Exposed beams. Two double glazed windows to the front aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Recessed spotlights. Smoke alarm. Dri-master. Thermostat. Skirting. Carpeted flooring.

BEDROOM ONE

13'4" x 10'8" (4.08m x 3.27m)
Skimmed ceiling. Recessed spotlights. Two double glazed windows to the front aspect. Three built-in storage cupboards, one of which houses the Baxi combination boiler. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

12'0" x 9'7" (3.68m x 2.94m)
Skimmed ceiling. Recessed spotlights. Access into a partially boarded loft. Double glazed window to the front aspect. Two radiators. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

SHOWER ROOM

5'8" x 4'8" (1.74m x 1.43m)
Skimmed ceiling. Recessed spotlights. Extractor fan. Velux window. Splash-back tiling throughout. Mains fed shower cubicle. Wash basin with a mixer tap. Radiator. Tiled flooring.

OUTSIDE

This property benefits from having a hardstanding garden – making it the ideal place for summer soirees, delving into your favourite novel or to soak up the Cornish sunshine.

PARKING

This property has off road parking for two vehicles. On street parking can also be found close by.

SERVICES

This property is connect to mains water, electricity, gas and drainage. It also falls within Council Tax Band A.

MATERIAL INFORMATION

Verified Material Information
Council tax band: A
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: Central heating
Heating features: Double glazing
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
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
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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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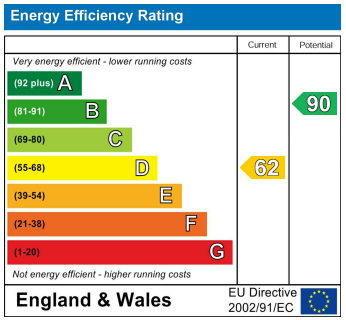

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Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins
01726 72236

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