



Montgomery Road Penwithick St. Austell

Price Guide £85,000

- NO ONWARD CHAIN
- PRC CERTIFICATE AVAILABLE
- TWO DOUBLE BEDROOMS
- COSMETIC MODERNISATION REQUIRED
- ENCLOSED REAR GARDEN
- 990 YEAR LEASE GRANTED UPON COMPLETION
- PERFECT FIRST HOME
- POPULAR RESIDENTIAL LOCATION
- GOOD LINKS TO THE A30
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - A

Floor Area - 645.83 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this two-bedroom, ground floor, apartment to the market. In need of modernisation throughout, this property is perfect for those looking to take their first steps onto the property ladder.

In brief, the accommodation comprises of a bright and airy entrance hallway with doors leading into an expansive lounge, kitchen, two double bedrooms and family bathroom.

Externally, the property benefits from having a spacious, rear garden which exhibits an abundance of mature foliage – the perfect place for enjoying a spot of Al fresco dining or simply enjoying the Cornish sunshine.

This property is a repaired Cornish Unit, however, we have been made aware that it is mortgageable and hold a valid PRC certificate. It is connected to mains electricity, water, gas and drainage. The property also falls under Council Tax Band A. Viewings are highly recommended to appreciate all this property has to offer.

LOCATION

The village of Penwithick is located on the outskirts of St Austell enjoying both easy access into the surrounding countryside, combined with the benefit of the comprehensive facilities available in St Austell, just a few miles away. Penwithick itself offers takeaway shops and convenience stores. These include a main line rail-link to London, Paddington, numerous pubs, restaurants and bistros, whilst further afield lies the world renowned Eden Project and the stunning beaches of both the north and south coasts. 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 HALLWAY

uPVC double glazed door. Smoke alarm. Built-in storage cupboard. Plug sockets. Skirting. Exposed flooring.

LOUNGE

14'5" x 10'9" (4.40m x 3.30m)

Double glazed window to the front aspect. Electric storage heater. Multiple plug sockets. Television point. BT Master-socket. Skirting. Exposed flooring.

BEDROOM ONE

13'11" x 8'9" (4.26m x 2.68m)

Double glazed window to the front aspect. Built-in storage cupboard. Electric storage heater. Multiple plug sockets. Skirting. Exposed flooring.

KITCHEN/DINER

13'6" x 9'9" (4.12m x 2.99)

Extractor fan. Double glazed window to the to the rear aspect. A range of wall and base fitted storage cupboards and drawers. Two built-in storage cupboards, one of which houses the hot water cylinder and consumer unit. Splash-back tiling. Stainless steel sink basin with additional drainage board. Space for an electric oven, dishwasher, fridge freezer and washing machine. Electric storage heater. Multiple plug sockets. Skirting. Exposed flooring.

BEDROOM TWO

11'10" x 8'6" (3.62m x 2.60m)

Double glazed window to the rear aspect. Built-in storage cupboard. Electric storage heater. Multiple plug sockets. Skirting. Exposed flooring.

BATHROOM

6'5" x 5'4" (1.98m x 1.64m)

Extractor fan. Frosted double glazed window to the rear aspect. Splash-back tiling. Electric shower over bath. Wash basin. W.C. Skirting. Vinyl flooring.



OUTSIDE

The property benefits from having a spacious, rear garden which exhibits an abundance of mature foliage – the perfect place for enjoying a spot of Al fresco dining or simply enjoying the Cornish sunshine.

PARKING

This property does not have any allocated parking. On-street parking can be found close by.

SERVICES

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

TENURE

This property will be granted a 990 year lease upon completion.

AGENTS NOTES

There is an annual service charge of £299.04 payable to Ocean Housing.

*The service charge is subject to annual review.

EPC

An EPC had been ordered, once complete it will be uploaded to the advert.

MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Tenure: Leasehold

Property type: Flat

Property construction: Improved Cornish Unit

Construction. Concrete panels have been bricked up externally.

Electricity supply: Mains electricity

Solar Panels: No



Montgomery Road, Penwithick, St. Austell, PL26 8UU

Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: None
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Poor, EE - OK
Parking: Communal and On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: Yes: Shared pathways leading to rear of property.
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: D
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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.





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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