Jadeana Court

St. Austell

PL25 4TQ

Asking Price £180,000

- THREE GOOD SIZE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- OFF ROAD PARKING
- WALKING DISTANCE TO TOWN CENTRE
- DOUBLE GLAZING THROUGHOUT
- PERFECT FIRST HOME
- LOW MAINTAINCE GARDEN
- REAR GARDEN/PATIO AREA
- SCAN QR FOR MATERIAL INFORMATION

Millerson
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Tenure - Leasehold

Council Tax Band - B

Floor Area - 861.00 sq ft

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PROPERTY DESCRIPTION

Millerson Estate Agents are delighted to bring this mid terraced townhouse to the market. This deceptively spacious home is situated centrally within St Austell town. In brief the accommodation comprises of a bright and airy entrance hallway with doors leading through to the kitchen / diner, lounge & cloakroom. On the first floor there are three bedrooms, one of which benefitting from an en-suite, as well as fully fitted bathroom. Externally, there is a rear courtyard which is perfect for enjoying the Cornish sunshine whilst enjoying a spot of Al Fresco Dining. This property also comes with allocated parking for one vehicle. Viewings are highly recommended to appreciate all that 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 of Penrice Academy. 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 breath-taking Lost Gardens of Heligan and of course the world famous Eden Project.

ENTRANCE HALLWAY

Skimmed ceiling. Smoke alarm. Consumer united. Large under stairs storage cupboard. Radiator. Telephone point. Skirting. Laminate flooring. With doors leading to:

LOUNGE

14'8" x 10'8" (4.49 x 3.27)
Skimmed ceiling. Coving. Double glazed UPVC doors leading to rear courtyard. Radiator. Television point. Multiple power sockets. Skirting. Laminate floor.

KITCHEN DINER

14'6" x 8'3" (4.42 x 2.53)
This property is fully equipped with an extensive modern kitchen. UPVC double glazed window to front aspect of the property. Integrated fridge-freezer dishwasher, electric oven & four ring hob with fitted extractor hood over. Splashback tiling. Sink with drainer unit. Plenty of cupboard space, one of which is housing the gas boiler. Radiator. Multiple power sockets. Skirting. Laminate flooring. With space for a dining table.

CLOAKROOM

5'4" x 3'10" (1.65 x 1.19)
Extractor fan. Skimmed ceiling. Sink basin. W.C. Radiator. Skirting. Laminate floor.

FIRST FLOOR LANDING

Loft access. Skimmed ceiling. Smoke alarm. Airing cupboard. Multiple pocket sockets. Radiator. Skirting. Laminate flooring. With doors leading to:

BEDROOM ONE

11'4" x 9'10" (3.46 x 3.02)
Skimmed ceiling. Coving. Double glazed window to the front aspect of the property. Built in wardrobe. Multiple power sockets. Skirting. Laminate flooring. With door leading to:

EN-SUITE

8'2" x 3'3" (2.51 x 1.00)
Skimmed ceiling. Extractor fan. Mains fed cubicle shower. Heated towel rail. Sink basin. W.C. Skirting. Laminate floor.

BEDROOM TWO

10'2" x 8'3" (3.10 x 2.52)
Skimmed ceiling. Coving. Double glazed window to the rear aspect of the property. Multiple power sockets. Radiator. Skirting. Laminate floor.

FAMILY BATHROOM

8'3" x 4'10" (2.52 x 1.49)
Skimmed ceiling. Extractor fan. Splashback tiling. Mains fed shower over bath. Heated towel rail. Sink Basin. W.C. Skirting. Laminate floor.

BEDROOM THREE

10'2" x 8'3" (3.10 x 2.52)
Skimmed ceiling. Coving. Double glazed window to the rear aspect of the property. Multiple power sockets. Radiator. Skirting. Laminate floor.

GARDEN

To the rear is an enclosed sheltered low maintenance garden with patio area, raised beds and wall mounted courtesy light.

PARKING

This property has one allocated off road parking space. Off road parking can also be found close by.

SERVICES

This property is connected to mains Electricity, Gas, Water & Drainage. It also falls under Council Tax Band B.

LEASE DETAILS

Leasehold information:
999 year lease commenced in 27 May 2007
Ground rent £40 per annum (paid half yearly)
Maintenance fee as 2020 £300 per annum paid half yearly, included insurance and service charge.

MATERIAL INFORMATION

Verified Material Information
Council tax band: B
Tenure: Leasehold
Lease length: 999 years remaining (978 years from 2004)
Ground rent: £160 pa
Service charge: £350 pa
Property type: House
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No

Jadeana Court, St. Austell, PL25 4TQ

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 - Great, Vodafone - Great, Three - Good, EE - Good
Parking: Allocated, Driveway, Off Street, and Communal
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: C
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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.

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.

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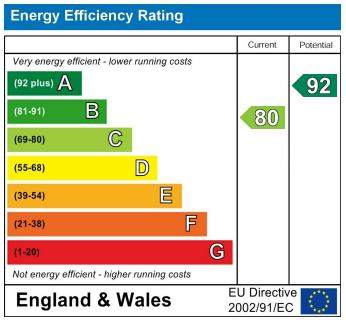

Directions To Property

From the centre of St Austell, go up East hill, past the job centre, then turn right up Eastbourne Road for about three hundred meters and then turn next left up Albert Road, and the property will be found just up this road on the left hand side.

Contact Us

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