

Dabryn Way
St. Stephen
St. Austell
PL26 7PQ

Asking Price £125,000

- NO ONWARD CHAIN AND SOLD AS SEEN
- FULL RENOVATION REQUIRED
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- POPULAR VILLAGE LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES
- POTENTIAL TO CREATE OFF ROAD PARKING
- COUNCIL TAX BAND A
- SCAN QR FOR MATERIAL INFORMATION







Millerson
Part of Smart Property Group

Tenure - Freehold

Council Tax Band - A

Floor Area 796.00 sq ft



3



1



1



58

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to bring this spacious three bedroom mid terraced property to the market. It is situated on the residential estate of Dabryn Way in the extremely popular village of St Stephen in Brannel. This home would make an ideal first time buyer property or as a great addition to an investment portfolio with an expected rental income of £1150pcm. The accommodation briefly comprises of an entrance hallway with doors off to the lounge and kitchen. Upstairs offers three spacious bedrooms and bathroom with separate WC. This home benefits from being sold with no onward chain and offers ample on street parking with a partially laid to lawn garden at the rear. The property provides double glazing throughout and is heated via electric panel radiators. Viewings are advised to appreciate the potential this property holds.

LOCATION

This property is located within the heart of the village of St Stephen in Brannel. Local amenities include a Doctor's surgery, a Parish church, Convenience Stores, a Post office, village pub, Café Pause (which is dog friendly), a Pharmacy, Launderette, Fish and Chip Shop and Chinese, as well as both primary and secondary schools – all of which are within walking distance of the property. There is a large recreational field which is handy for dog walkers and those interested in outdoor pursuits. The nearest bus stop is close by and provides access to neighbouring villages and towns including Newquay, Truro and Fraddon. The property is a short drive from St Austell town centre, offering a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools, colleges and numerous supermarkets. The picturesque historical port of Charlestown and the award-winning Eden Project are close by. The property is ideal for walkers being in close proximity to the historic Tregargus Valley, which boasts some stunning woodland walks. There are many activities taking place within the village which include a bowls club, pantomime society and many more.

THE ACCOMMODATION COMPRISES

All dimensions are approximate and can be found within the floorplan.

ENTRANCE HALL

Double glazed window to the front aspect. Smoke sensor. Wall mounted electric radiator. Doors leading to:

LIVING ROOM

Double glazed window to the front aspect. Night storage heater. Ample plug sockets. Skirting.

KITCHEN

Double glazed window to the rear aspect. A range of wall and base fitted units with roll top work surfaces. Space and plumbing for cooker, washing machine and fridge freezer. Additional storage cupboards. Ample plug sockets. Skirting. Door leading out to the

REAR PORCH

Window to the side aspect. Covered area.

FIRST FLOOR

Smoke sensor. Loft access. Doors leading to:

BEDROOM ONE

Double glazed window to the front aspect. Wall mounted electric heater. Plug sockets. Skirting.

BEDROOM TWO

Double glazed window to the rear aspect. Built in storage cupboards. Wall mounted electric radiator. Skirting. Plug sockets.

BEDROOM THREE

Double glazed window to the front aspect. Built in cupboard. Wall mounted electric radiator. Skirting. Plug sockets.

BATHROOM

Obscured double glazed window. Wash basin. Bath with shower over. Wall mounted electric radiator.

W C

Obscured double glazed window to the rear aspect. WC with push flush.

OUTSIDE

The property benefits from a front laid to lawn garden which could be turned into off road parking with the appropriate permissions. There is also a laid to lawn rear garden with a usual outbuilding ideal for storing garden equipment.

SERVICES

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

PARKING

There is ample on street parking available.

AGENTS NOTE

There is an annual service charge of £188.88 payable to Ocean Housing *subject to annual review.

Please note there is a flying freehold over the shared walkway from the front to the rear of the house.

MATERIAL INFORMATION

Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: A
EPC rating: D
The building
Mid-terrace house, standard construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three great, EE great
Parking: On Street
Not in a controlled parking zone
No disabled parking available
Risks and restrictions

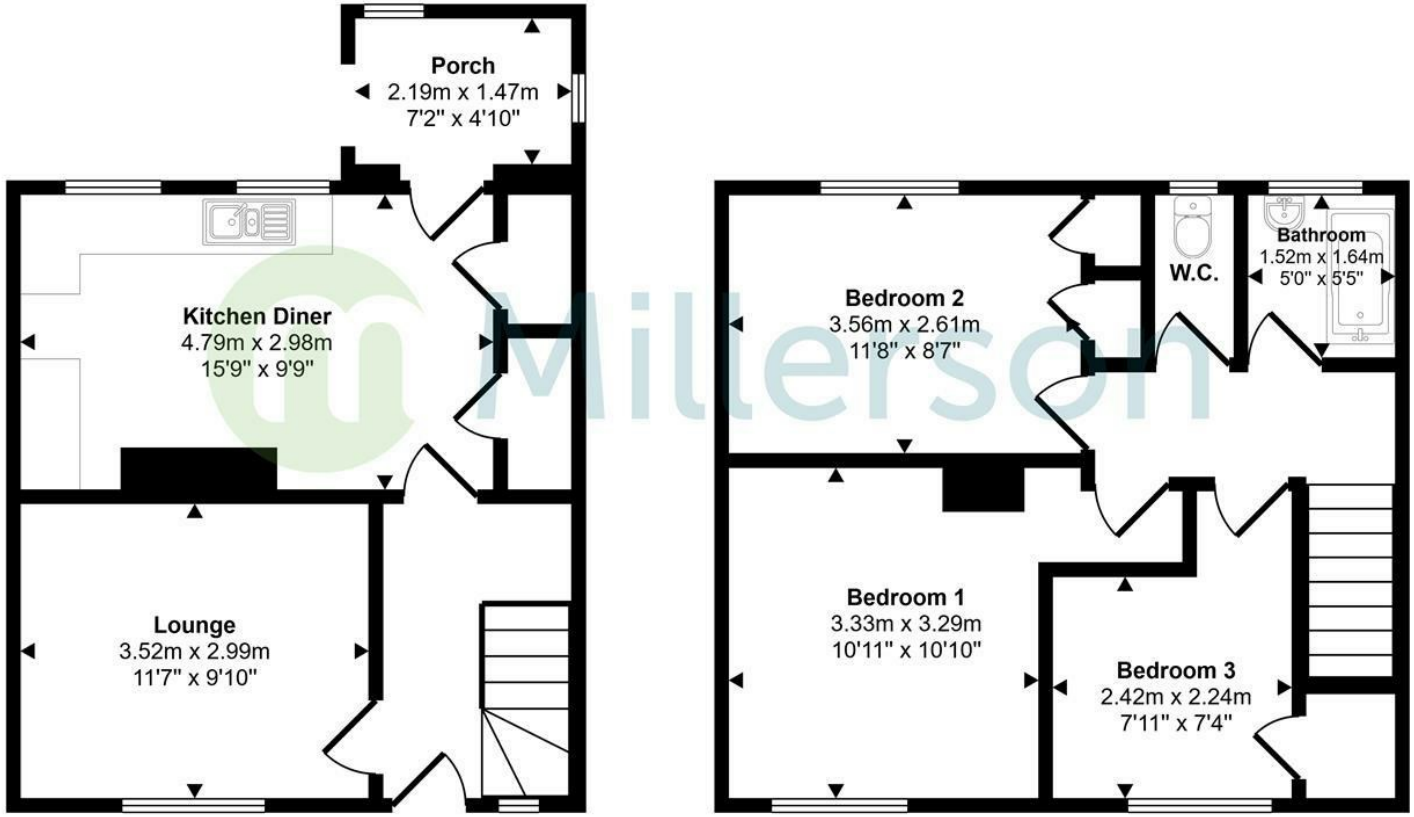






Not a listed building
Not in a conservation area
No tree preservation order
Public right of way: Neighbouring property has access into their garden
Title register restrictions (CL156534):
- A restriction says that a transfer or lease by the registered owner, or a sale or lease under a registered charge, cannot be registered without the Secretary of State's consent where consent is required under section 133 of the Housing Act 1988. The restriction does not apply to the stated exempt disposals.
- A restriction applies to the part edged brown on the title plan: a transfer or other dealing with that part cannot be registered without written consent from the current owner of the 12 January 2017 charge, M&G Trustee Company Limited.
- The 2000 Transfer contains provisions requiring certain later sales or leases under specified housing purchase schemes to include covenants for the benefit of the former transferor. Those covenants include use as a single private dwellinghouse, maintaining specified boundary fences or walls, contributing to shared drains, sewers and other shared facilities, and providing a separate water supply if directed by the water undertaker. The register does not establish that each of these obligations directly binds every current owner; the transfer and any later sale documents should be checked.
- The registered owner also covenanted to observe covenants, conditions and restrictions referred to in the register and in any lease affecting the property. The relevant lease and filed documents should be reviewed to establish what applies.
Non-coal mining area: yes
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.

Approx Gross Internal Area
80 sq m / 858 sq ft



Ground Floor
Approx 38 sq m / 409 sq ft

First Floor
Approx 42 sq m / 449 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

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