

Montgomery Road
Penwithick
St. Austell
PL26 8UU

Asking Price £125,000

- NO ONWARD CHAIN
- IDEAL FIRST HOME
- COUNCIL TAX BAND A
 - DOUBLE GLAZED THROUGHOUT
- CLOSE TO AMENITIES
- PRC CERTIFICATE AVAILABLE
 - COUNTRYSIDE VIEWS
 - PRIVATE REAR GARDEN
 - GREAT LINKS TO THE A30
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - A

Floor Area - 710.42 sq ft



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E51

PROPERTY DESCRIPTION

Millerson Estate Agents are proud to bring to market this spacious and well-positioned two-bedroom semi-detached home, located in the popular village of Penwithick. Offered with no onward chain and vacant possession, this property represents an exceptional opportunity for a range of buyers, whether you're a first-time buyer looking to get on the ladder, an investor seeking a strong rental prospect, or someone looking to downsize without compromising on space or location.

Internally, the property benefits from a bright and airy entrance hallway with doors leading into an expansive lounge, to the rear is a spacious kitchen/diner. On the first floor the home offers two generously sized double bedrooms. The accommodation is well laid out and offers great potential for personalisation.

One of the true standout features is the expansive rear garden, a real bonus for those seeking outdoor space. Whether you're a keen gardener, looking to entertain guests, or simply wanting room for children or pets to play, this garden offers endless possibilities.

This is a repaired Cornish Unit, and we have been informed that it is mortgageable and hold a copy of the PRC certificate.

The property is connected to mains water, electricity and drainage. It is heated via Oil fired radiators and falls within Council Tax Band A.

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. 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.

THE ACCOMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

uPVC Double glazed front door. Under-stairs storage cupboard. Multiple plug sockets. Skirting. Vinyl flooring.

LOUNGE

9'6" x 11'5" (2.9 x 3.5)

Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

KITCHEN

15'11" x 9'8" (4.86 x 2.97)

Smoke alarm. Two double glazed window to the rear aspect. Consumer unit. Built-in storage cupboard. Oil fired boiler. A range of wall and base fitted storage cupboard and drawers. Splash-back tiling. Stainless steel wash

basin with drainage board. Space for electric oven, fridge, freezer, washing machine and tumble dryer. Multiple plug sockets. Skirting. Vinyl flooring. Door leading into the rear garden.

FIRST FLOOR LANDING

Loft access into a partially boarded loft space. Double glazed window to the side aspect. Skirting. Carpeted flooring. Doors leading into:

BEDROOM ONE

16'9" x 11'6" (5.13 x 3.53)

Double glazed window to the front aspect. Built-in storage cupboard, housing the hot water cylinder. Radiator. Multiple plug sockets. Carpeted flooring.

BATHROOM

6'1" x 6'11" (1.86 x 2.13)

Extractor fan. Frosted double glazed window to the side aspect. Splash-back tiling. Bath. Wash basin. W.C. Radiator. Skirting. Vinyl flooring.

BEDROOM TWO

10'3" x 10'0" (3.13 x 3.07)

Double glazed window to the rear aspect. Built-in storage cupboard. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

OUTSIDE SPACE

One of the true standout features is the expansive rear garden, a real bonus for those seeking outdoor space. Whether you're a keen gardener, looking to entertain guests, or simply wanting room for children or pets to play, this garden offers endless possibilities.

AGENTS NOTES

Annual Service Charge of £299.04 *The service charge is subject to annual review.

PARKING

There is no allocated parking with this property. However, there is an abundance of on street parking available close by.

SERVICES

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

VIEWINGS

Viewings are strictly by appointment only due to the respect and privacy of neighbouring properties.

DIRECTIONS

Head north on A391 (towards Bugle/Bodmin).

After approximately 2 miles, take the right turn at the traffic lights signposted for Penwithick onto Carluddon Road.

Continue straight into Penwithick village.



Once in the village, take a left onto Montgomery Road just before the convenience store.

Follow the road around to the right No. 50 will be on your left-hand side. Look out for the house number.

Parking is available on street.

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MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Repaired Cornish Unit

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil-powered central heating is installed.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Poor, EE - OK

Parking: None

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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

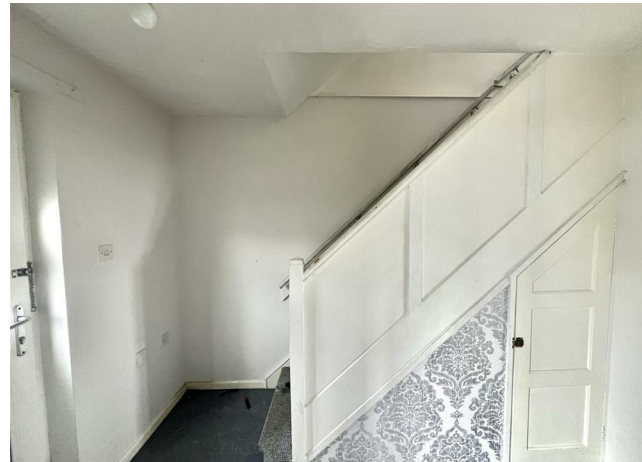
Accessibility and adaptations: None

Coal mining area: No

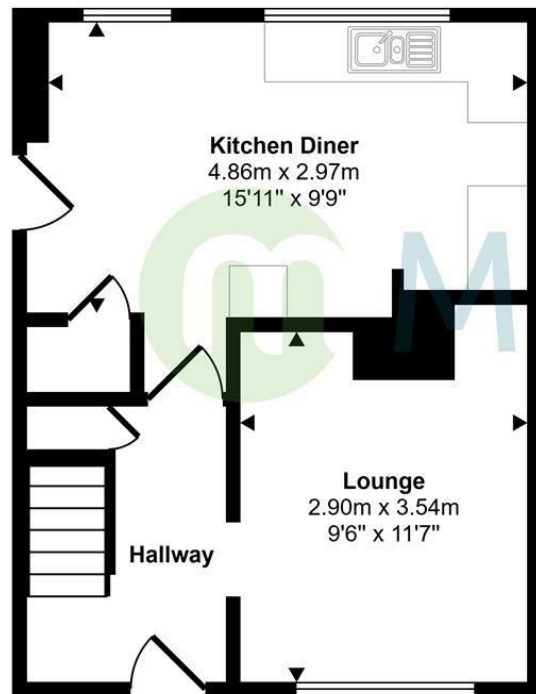
Non-coal mining area: No

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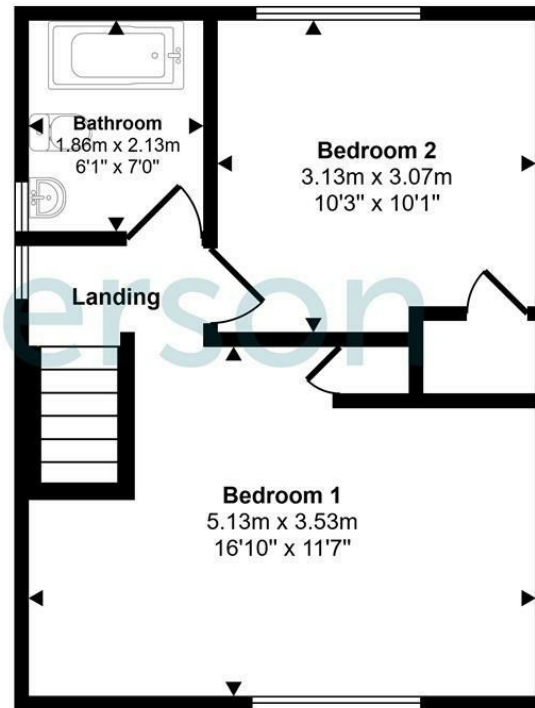
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area
69 sq m / 743 sq ft



Ground Floor
Approx 34 sq m / 369 sq ft



First Floor
Approx 35 sq m / 374 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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