



Pendilly Drive

St. Austell

PL25 3QT

Price Guide £235,000

- NO ONWARD CHAIN
- THREE WELL PROPORTIONED BEDROOMS
- GREAT FAMILY HOME
- ENCLOSED REAR GARDEN
- GARAGE AND PARKING
- PERFECT FOR INVESTOR BUYERS
- EXPECTED RENTAL INCOME OF £1200PCM
- RENTAL YEILD OF 6.1%
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
Part of Smart Property Group

Tenure - Freehold

Council Tax Band - C

Floor Area 710.41 sq ft



3



2



1



70

PROPERTY DESCRIPTION

Smart Millerson are delighted to present to the market this attractive three-bedroom semi-detached property, offering well-proportioned accommodation, a practical and versatile layout, and excellent potential for buyers looking to create a home tailored to their own tastes and requirements. Ideally suited to families, first-time buyers and investors alike, this property represents a fantastic opportunity to step onto the property ladder or secure a promising investment.

Upon entering, the ground floor welcomes you into a comfortable living area, providing an inviting space to relax, unwind and spend time with family and friends. The separate kitchen offers a practical and functional layout, with the added benefit of an adjoining utility room providing additional space. A convenient downstairs WC further enhances the practicality of the ground-floor accommodation, making this an appealing choice for modern family living.

To the first floor, the property continues to offer flexible and well-proportioned accommodation, comprising three bedrooms and a family bathroom. The bedrooms provide versatility to suit a variety of needs, whether accommodating a growing family, creating a guest bedroom or establishing a dedicated home office for those working remotely.

Externally, the property benefits from an enclosed rear garden, offering a private outdoor space with plenty of potential to personalise and make your own. Whether enjoying a morning coffee, hosting summer gatherings, creating an attractive garden retreat or providing space for children to play, the garden offers a valuable extension of the living accommodation during the warmer months.

Further enhancing the appeal is a separate garage, providing useful additional storage. The property is connected to mains water, gas, electricity and drainage and falls within Council Tax Band C.

LOCATION

Pendilly Drive is situated within a popular residential area of St Austell, conveniently located for local shops, schools and amenities. St Austell town centre offers a wider range of shopping and recreational facilities, while the mainline railway station provides direct services to London Paddington and Penzance. The picturesque harbour at Charlestown, the world-famous Eden Project and the beautiful Lost Gardens of Heligan are all within easy reach, along with Cornwall's stunning coastline and beaches.

ACCOMMODATION COMPRISES

(Please see all measurements on the floorplan)

LIVING ROOM

Double glazed window to the front aspect. Radiator. Gas fireplace, Large understairs cupboard. Ample plug sockets . Skirting. Carpeted flooring.

KITCHEN

Double glazed window to the rear aspect. A range of wall and base fitted units with roll top work surfaces. Stainless steel sink with drainer. Space and plumbing for freestanding fridge/freezer, washing machine and cooker. Radiator. Ample plug sockets. Vinyl flooring.

UTILITY ROOM

Double glazed window to the rear aspect. Space and plumbing for washing machine/dryer. Radiator. Worcester combi boiler. Skirting. Vinyl flooring. Door leading to :

SECOND BATHROOM

Double glazed frosted window to the side aspect. W/C, wall-mounted wash basin with tiling behind. Radiator. Skirting. Vinyl flooring.

BEDROOM ONE

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

BEDROOM TWO

Double-glazed window to the rear aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM THREE

Double-glazed window to the rear aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

Frosted window to the front aspect. Extractor fan. Mains-fed shower over the bath. Wash basin. Heated towel rail. W.C. Skirting. Vinyl flooring.

OUTSIDE

The property benefits from a spacious, enclosed rear garden, providing a versatile outdoor space ideal for relaxing and entertaining. A paved patio area offers ample space for outdoor furniture and al fresco dining, while the gravelled section provides a low-maintenance alternative. Attractive stone-filled retaining walls, established greenery and planted borders add character and charm to the garden. The space also benefits from convenient access to the front of the property and a separate garage, offering additional storage or parking potential.

PARKING

The property benefits from off road parking and a garage. On street parking can also be found close by.

AGENTS NOTES

Garage: The garage is leasehold, details on the lease will be uploaded once received.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: C

The building

End-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

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone great, Three great, EE great

Parking: Garage and Allocated

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

Title register restrictions (CL214620):

- Restriction requiring lender's consent: No transfer or other dealing of the registered estate may be registered without a written consent signed by the current proprietor of the charge dated 5 June 2025 in favour of Bank of Scotland PLC (this is the usual restriction that protects the lender's interest and is discharged when the mortgage is repaid).



- Covenant not to prejudice access to retained land: A covenant (from the Transfer dated 21 December 2001) prevents developing the property in a way that would prejudice future access through the property to the defined 'Retained Land'. This restricts certain kinds of development that would obstruct that access.

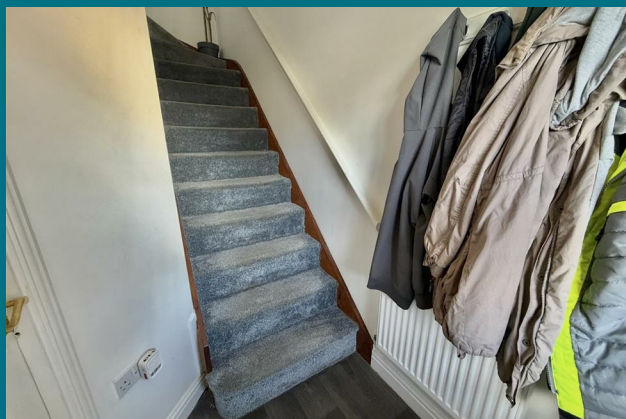
- Restrictive provisions about light/air and boundary structures: The Transfer dated 28 January 2005 contains provisions that limit certain works affecting light or air and boundary structures (details are contained in that transfer). It also excludes the operation of section 62 of the Law of Property Act 1925 (so some rights do not automatically pass with the conveyance).

- Mines and minerals excepted/reserved: The title excludes ownership of mines, minerals and similar substances beneath or on the land; mineral rights have been reserved by earlier conveyances. Persons entitled to those mineral rights may, subject to the terms of the relevant conveyances and to any requirement to pay compensation, enter and carry out mineral working and related works (pipelines, tramways, machinery, etc.). This means you do not own the mineral rights and mineral working could in some circumstances be carried out by others under the reserved rights.

Non-coal mining area: yes

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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.



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

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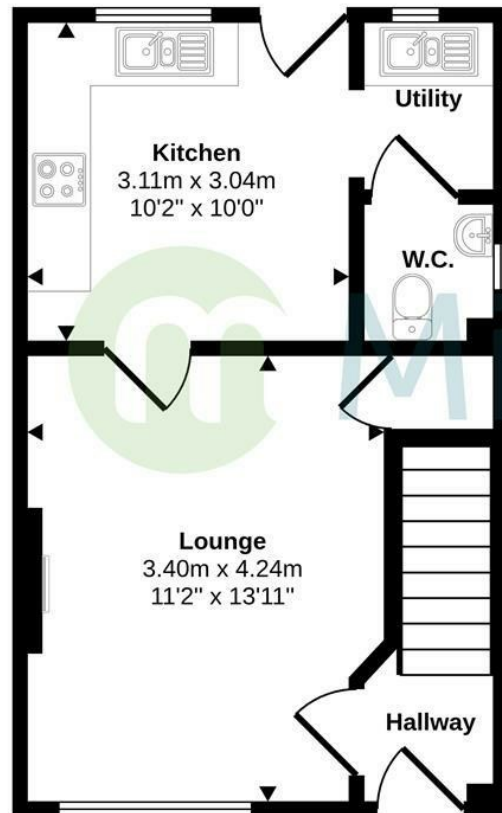
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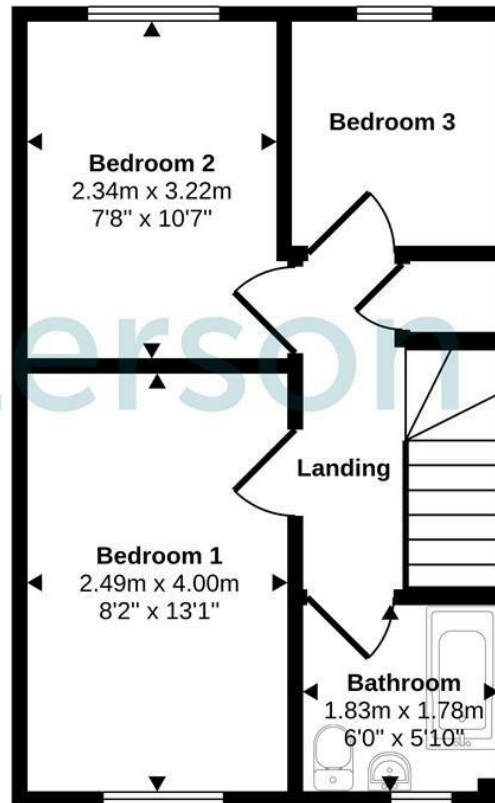
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Approx Gross Internal Area
66 sq m / 711 sq ft



Ground Floor

Approx 33 sq m / 354 sq ft



First Floor

Approx 33 sq m / 356 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		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC