Boldventure Avenue

St. Austell

PL25 3DZ

£160,000

- NO ONWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- EXPANSIVE FRONT AND REAR LAID TO LAWN GARDENS
- RENOVATION AND MODERNISATION REQUIRED
- CONNECTED TO ALL MAINS SERVICES
- WALKING DISTANCE TO SCHOOLS AND SHOPS
- COUNCIL TAX BAND A
- QUIET NO THROUGH CUL DE SAC
- END TERRACE
- SCAN QR CODE MATERIAL INFORMATION

Millerson
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 893.41 sq ft

3

1

1

D66

Property Description

Millerson Estate Agents are delighted to bring this three bedroom, end terraced house, situated in Boscoppa in St Austell to the market. The accommodation briefly comprises of a bright and airy entrance porch with doors leading off to the lounge, kitchen/diner, rear porch whilst upstairs there are three good sized bedrooms, bathroom and separate W/C. Externally there are sizeable front and rear gardens and ample unrestricted, on street parking. This home is being sold with no onward chain and vacant possession. It is connected to all mains services and falls within Council Tax Band A. Viewings are highly recommended to appreciate all that there is to offer.

Location

This property is situated within a quiet cul-du-sac, in the area of Boscoppa in St Austell, and is within walking distance of the local primary schools and recreation park. Local supermarkets are close by, as well as a bakery and takeaways. The recently regenerated St Austell town centre is within 1½ miles and offers a wider range of shopping and educational and recreational facilities including the leisure centre, Polkyth. The beautiful port of Charlestown and the award winning Eden Project are within a short drive.

The Accommodation Comprises

Living Room

16'6" x 9'10" (5.04m x 3.02m)
Double glazed window to the front and rear aspects. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Kitchen/ Diner

14'8" x 8'3" (4.48m x 2.53)
Maximum measurements taken. Double glazed window to the front and rear aspects. A range of wall and base fitted units with roll top worksurfaces with drainer. Space and plumbing for freestanding white goods and oven/grill/hob. Larder style cupboard with built in shelving. Under stairs storage cupboard. Radiator. Ample power sockets. Vinyl flooring. Skirting. Door leading through to:

Rear Porch

8'9" x 5'10" (2.68m x 1.79m)
Service meter and consumer unit housed. Two ex-coal stores. Access to the rear aspects. Ideal space for storage.

First Floor

Landing - Double glazed window to the rear aspect. Smoke sensor. Carbon monoxide detector. Loft access. Airing cupboard housing BAXI combination boiler. Radiator. Carpeted flooring. Skirting. Doors leading to:

Bedroom One

13'0" x 9'4" (3.98 x 2.86)
Double glazed window to the front aspect. Radiator. Ample power sockets. Built in wardrobe. Carpeted flooring. Skirting.

Bedroom Two

11'0" x 9'11" (3.37m x 3.04m)
Double glazed window to the front aspect. Ample power sockets. Radiator. Over stairs storage cupboard. Carpeted flooring. Skirting.

Bedroom Three

11'0" x 9'11" (3.37m x 3.04m)
Double glazed window to the rear aspect. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Bathroom

5'5" x 4'11" (1.67m x 1.50m)
Double glazed frosted window to the rear aspect. Extractor fan. Partially tiled. Bath. Wash basin. Radiator. Vinyl flooring tiles. Skirting.

W/C

4'1" x 3'2" (1.25m x 0.98m)
Double glazed frosted window to the rear aspect. W/C. Vinyl flooring. Skirting.

Outside

To the front and rear there are sizeable laid to lawn gardens with the rear having a purpose built storage outhouse.

Parking

There is no allocated parking but currently unrestricted, ample on street parking close-by.

Services

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

Agents Notes

There is an annual service charge of £181.92 payable to Ocean Housing.
*The service charge is subject to annual review.

Material Information

Verified Material Information

Council tax band: A
Tenure: Freehold
Property type: House
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No

Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good
Parking: On Street
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: D

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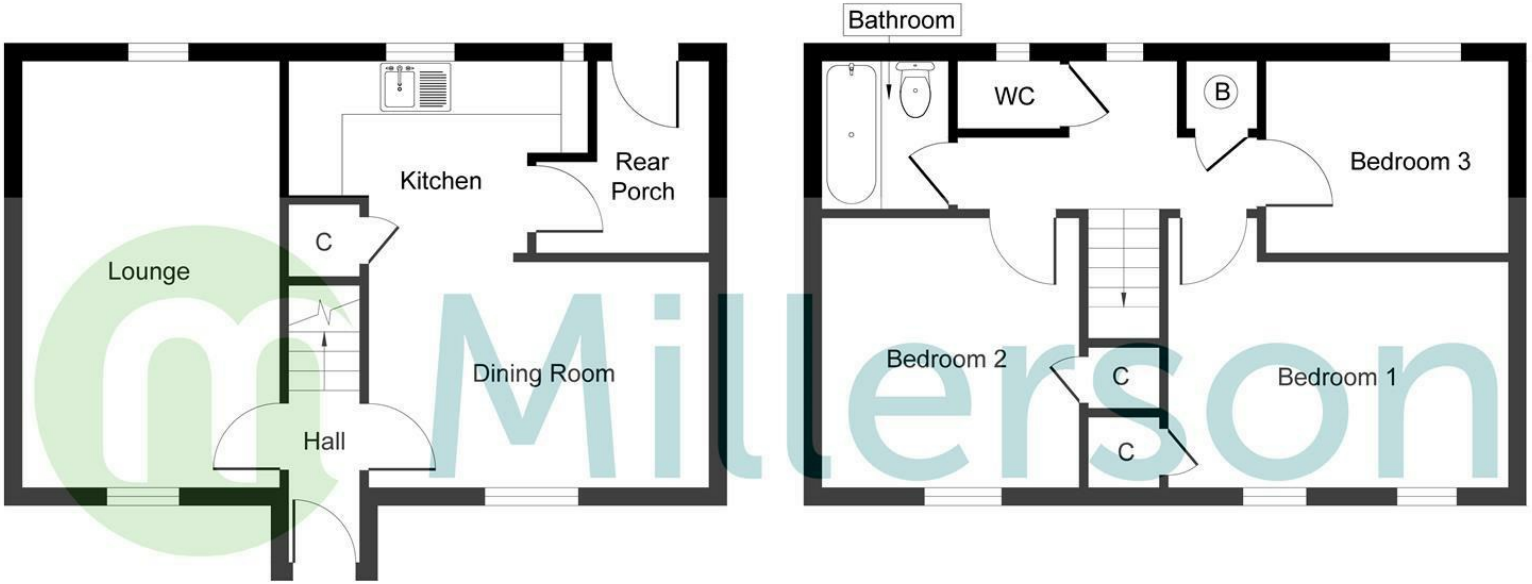
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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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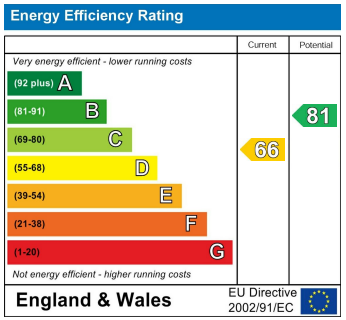

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Please Speak to Our Lettings Area Manager Lizzie Collins
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Contact Us

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