



MAY WHETTER & GROSE

3 TREGONING DRIVE, ST. AUSTELL, PL25 3SR
PRICE £138,750



SECTION 106 AFFORDABLE LEASEHOLD PROPERTY. LOCATED WITHIN A POPULAR RESIDENTIAL DEVELOPMENT IN A CUL-DE-SAC WITH LOW MAINTENANCE ENCLOSED REAR GARDEN, IS THIS DELIGHTFUL TWO DOUBLE BEDROOM PROPERTY. A SHORT DISTANCE FROM THE COUNTRYSIDE AND CLAY TRAIL WALKS, NOT FAR FROM LOCAL SCHOOLING WITH ST AUSTELL BAY A SHORT DISTANCE AWAY. THE PROPERTY OFFERS A LOUNGE, KITCHEN/DINER AND SHOWER ROOM. ALLOCATED PARKING TO THE FRONT OPPOSITE THE PROPERTY. VIEWING IS HIGHLY RECOMMENDED. EPC - C *SEE AGENTS NOTES AND ELIGIBILITY*



Location

St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket. There is a mainline railway station and leisure centre together with primary and secondary schools. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions

From St Austell Town head up Treverbyn Road towards the A391 at the mini roundabout turn right onto Carwollan Road, follow the road down bearing left and follow the road along and Tregoning Drive will appear on the right hand side. As you turn in the property will be set back on the left. Please note the allocated parking for the property is across the road.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

To the front a paved pathway with granite and stone pebbled borders with attractive planting leads to a covered front entrance with courtesy lighting. Through an attractive front door opening through into the entrance hall.

Entrance Hall



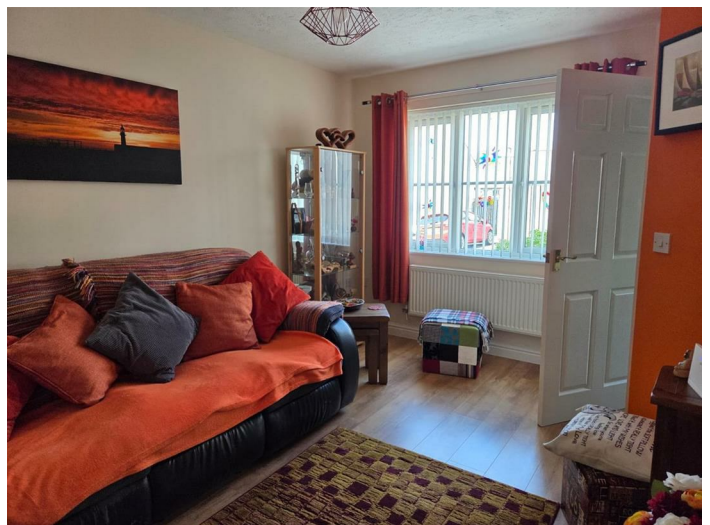
Carpeted stair case with hand rail turning to the first floor with radiator. Low level fuse box. Stripped wood effect floor covering which continues through into the main living area.

Lounge

9'3" widening into recess at 12'7" x 13'11" (2.84 widening into recess at 3.84 x 4.25)



Finished with a two tone painted wall surround. Large double glazed window to the front with vertical pull back blinds and radiator beneath.





Kitchen/Diner

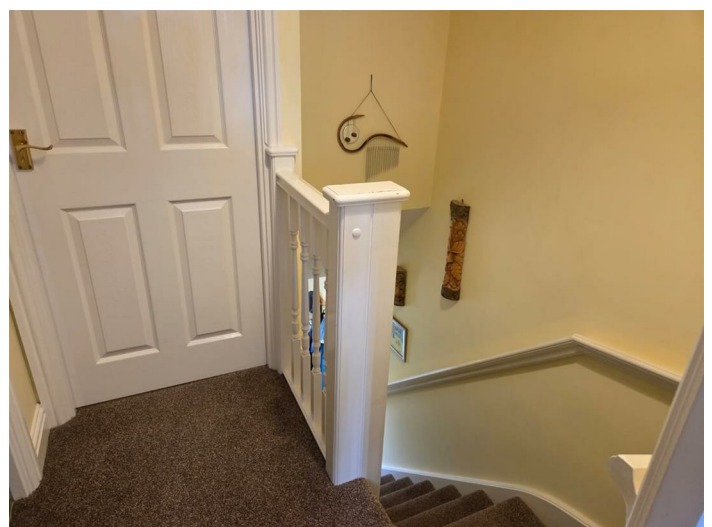
10'0" x 12'6" - max (3.06 x 3.83 - max)



Double glazed door and window to rear, both with roller blinds. The kitchen comprises a range of cream wall and base units complimented with roll top laminated work surface with attractive tiled splashback. Stainless steel sink and drainer with mixer tap. Free standing space for white good appliances. Opposite is a utility area comprising under unit space and plumbing for dish washer and washing machine, above is the boiler. Wall mounted radiator. Finished with attractive floor covering.



Carpeted stair case turns to first floor landing with access through to loft and doors to both bedrooms and shower room.



Principal Bedroom

10'3" x 10'7" to front of in-built wardrobes (3.13 x 3.25 to front of in-built wardrobes)



Located to the rear, enjoying some sea glimpses. Double glazed window with pull back vertical blinds and radiator beneath. A lovely size double room benefitting from in-built wardrobe storage, dressing table and drawers.



Shower Room

6'0" x 6'4" - max (1.83 x 1.94 - max)



Comprising white suite with low level WC, hand basin and sliding door into good size shower cubicle with part tiled wall surround. A mirrored vanity storage unit above the hand basin and chrome heated towel rail to the side. Ceiling mounted extractor. Finished with tile effect floor covering.



Bedroom Two

8'8" x 12'7" - max into recess (2.66 x 3.84 - max into recess)



Double glazed window to the front with pull back vertical blinds and radiator beneath. The added benefit of door into over stairs storage recess.



Outside



To the rear is a low maintenance brick paved garden area with decking and storage facilities. All enclosed with stripped wood fence panelling. Allocated parking to the front opposite the property.

Council Tax Band - B

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes

Leasehold property please check with your mortgage lender regarding the Council Criteria. to ensure suitability

Leasehold Property - 167 years remaining commenced 2026

Please note photographs are from a previous instruction.

ELIGIBILITY:

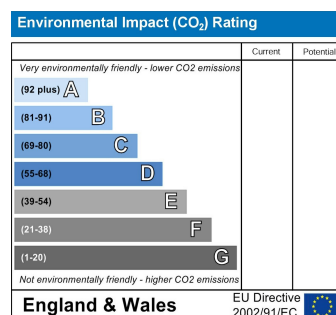
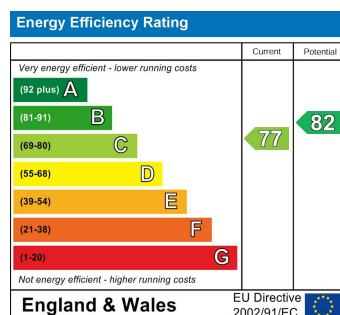
Eligibility

We give preference to those with a local connection to St. Austell however we can also consider those with a Cornwall connection if no applicants with the town connection come forward after a period of 2 weeks from advertising. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse should the Cornwall connection be triggered.

- 12 months + current residency
- OR
- permanent employment 16 hours + per week
- OR
- Former residency of 5 + years
- OR
- Close family connection where that family member has lived for 5 + years
(Mum/Dad/Son/Daughter/Brother/Sister)
- OR
- Other special circumstances that mean the applicant needs to reside therein

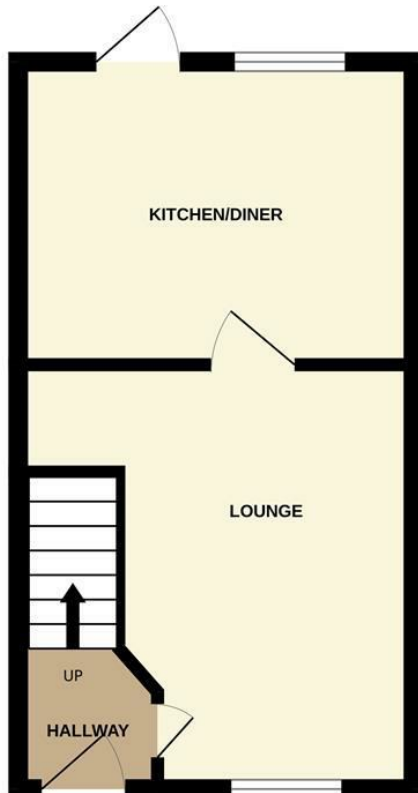
In addition the applicant will need to:

- Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP)
- Have a recent AIP from a s.106 lender
(Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
- Have viewed and offered on the property

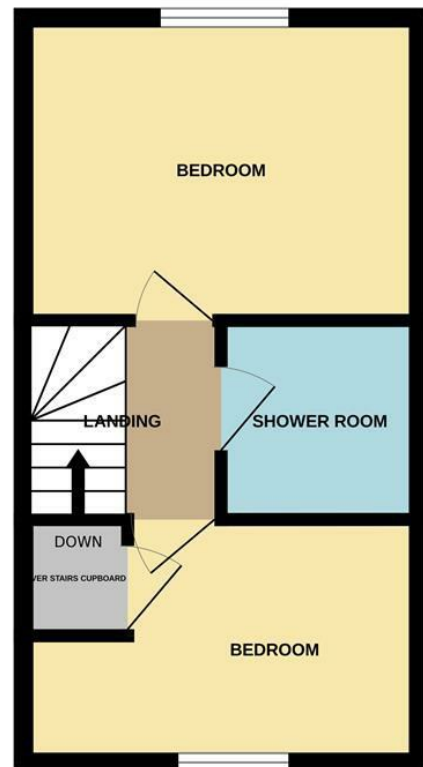




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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