



**MAY WHETTER & GROSE**

**34 TREVITHICK ROAD, ST. AUSTELL, PL25 4RJ**  
**GUIDE PRICE £65,000**



OFFERED WITH NO ONWARD CHAIN AND LOCATED A SHORT WALK TO ST AUSTELL TOWN, RAILWAY STATION AND LOCAL AMENITIES. A LEASEHOLD GROUND FLOOR FLAT WHICH FORMS PART OF A PURPOSE BUILT BLOCK SET AROUND ITS OWN GARDENS WITH OUTBUILDING AND COMMUNAL AREAS. INTERNALLY OFFERS ONE DOUBLE BEDROOM, RECEPTION ROOM, KITCHEN AND SHOWER ROOM. EPC - E  
\*SEE AGENTS NOTES\*



## Location

St Austell town centre is situated within a short distance and offers a range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 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 down Alexandra Road, turning right into Trevithick Road. Follow the road along past Queens Road on your left hand side and the property will be set back in an elevated position on the right hand side.

## Accommodation

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



Communal steps and pathway lead to the ramped access with hand rail to covered front entrance. Latch door into storage cupboard and door into hallway.

Doors to all accommodation and additional door into large storage cupboard, opposite open door archway into airing cupboard housing the water cylinder and shelving.

## Kitchen

6'10" x 10'9" - max (2.09 x 3.29 - max)



Located to the front with dual aspect from two double glazed windows, one to the side and one to the front. Wall and base units with roll top laminated work surface incorporating stainless steel sink and drainer with mixer tap. Free standing under unit space for white good appliances and door into larder storage with shelving and housing the electric fuse box.

## Shower Room

6'7" x 8'5" - max (2.01 x 2.57 - max)



Comprising hand basin, WC and shower cubicle with part tiled wall surround. Obscure double glazed window to the front and pull cord electric heater.

## Bedroom

8'0" x 12'11" (2.44 x 3.96)



Double glazed window to the rear.

## Outside



The flat has a front, side and rear garden area plus outbuilding.



## Living Area

9'11" x 11'9" (3.03 x 3.60)



Located to the rear of the property. Double glazed window to the side and rear plus door opening out onto communal pathway and gardens.

## Council Tax Band - A

### 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](mailto:sales@maywhetter.co.uk)

### Agents Notes

Leasehold Flat

Service Charge £1,268.16 per annum, subject to annual review.

New 990 year lease from date of completion.

Pets are allowed.









