



MAY WHETTER & GROSE

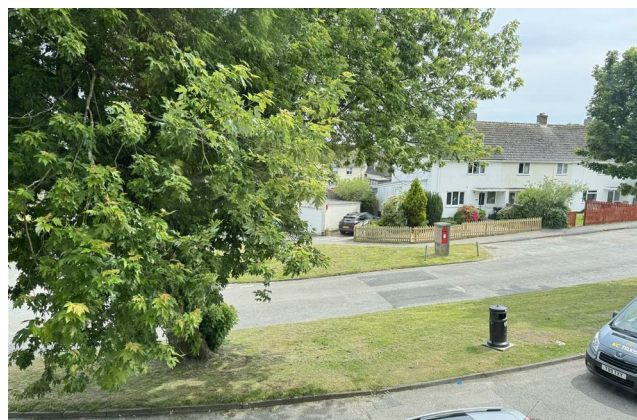
11 POLTAIR COURT, ST. AUSTELL, PL25 4JT

PRICE £65,000



A CHAIN FREE FIRST FLOOR FLAT WITH TWO DOUBLE BEDROOMS. THE PROPERTY IS IN NEED OF MODERNISATION AND UP GRADING. BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT AND ELECTRIC HEATING. THE FLAT HAS USE OF THE COMMUNAL GARDEN AND IS LOCATED WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES. EPC - D

* SEE AGENTS NOTES *



Location

St Austell town centre is within easy reach of the property and offers a wide 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 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 Centre proceed along Kings Avenue, turning right at the roundabout onto Carlyon Road and then left at the next roundabout onto Poltair Road. Take the second turning on the right into Poltair Avenue. At the end of the road turn left onto Lostwood Road. At the top of the road Poltair Court will be found directly in front of you.

Accommodation

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

Access is via a communal entrance door and hallway with stairs leading up to the first floor communal landing and then private door to:

Entrance Hall

16'4" x 3'1" (4.98 x 0.95)



Door with inset spyhole allows external access into entrance hall.

Doors off to bathroom, bedrooms one and two, lounge and kitchen. Wall mounted electric heater. Wall mounted remote entry handset.

Bathroom

9'11" x 6'0" (3.03 x 1.85)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin and panel enclosed bath with central mixer tap. Tiled walls to water sensitive areas. Non slip flooring. Wall mounted electric heater. extractor fan.

Bedroom Two

10'5" x 9'11" - max (3.18 x 3.03 - max)



Upvc double glazed window to rear elevation with an outlook over the communal grounds. Carpeted flooring. Wall mounted electric heater. Door opens to provide access to a useful in-built cupboard.

Bedroom One

16'3" x 9'11" (4.97 x 3.04)



A generous size bedroom with two Upvc double glazed windows to rear elevation. Carpeted flooring. Wall mounted electric heater. Door opens to provide access to a useful in-built cupboard.

Kitchen

16'11" x 8'11" (5.16 x 2.74)



Large Upvc double glazed window to front elevation. Matching wall and base kitchen units. Roll top work surfaces. Stainless steel sink and matching draining board. Space for additional kitchen appliances. Tile effect vinyl flooring. Wall mounted electric heater. Useful in-built cupboard housing the hot water tank. Mains high level enclosed fuse box. Further built in cupboard. Part tiled walls. Textured ceiling.



Lounge

16'3" x 12'6" (4.97 x 3.82)



Large Upvc double glazed window to front elevation. Carpeted flooring. Wall mounted electric heater. Television aerial point. BT Openreach telephone point.

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

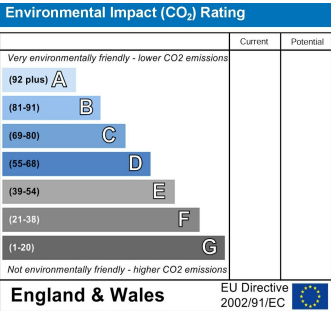
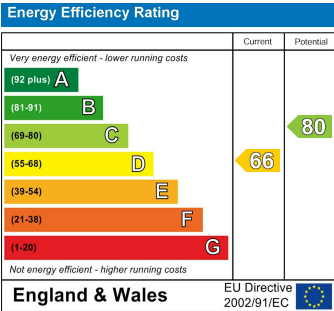
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

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

Agents Notes

Annual Service Charge payable to Ocean Housing of £1,371.36. The service charge is subject to annual review.

Leasehold
New 990 year lease upon completion
Potential applicants must check with any lending source as to the suitability of the property for mortgage lending. We understand a significant majority of the flats are owned by a single entity which can impact mortgage lending. When checking with lender applicants should also check the suitability of the construction for mortgage lending.





GROUND 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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