



MAY WHETTER & GROSE

92 THORNPARK ROAD, ST. AUSTELL, PL25 4DP
GUIDE PRICE £60,000



A ONE BEDROOM FIRST FLOOR LEASEHOLD FLAT IN NEED OF FULL REFURBISHMENT. BENEFITS INCLUDE GAS CENTRAL HEATING, DOUBLE GLAZING AND GOOD STORAGE. SMALL OUTSIDE SPACE AND COMMUNAL PARKING.
EPC - C
SEE AGENTS NOTES



Location

St Austell town centre is situated within a short distance and offers 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 Centre proceed up East Hill turning left at the roundabout onto Kings Avenue. Take the second exit onto Carlyon Road and at the next roundabout take the first exit onto Poltair Road. At the next roundabout take the second exit onto Tregonissey Road and just after Sycamore Avenue on the left turn right into Thornpark Road. Follow right through almost to the end and number 92 will be on the right hand side.

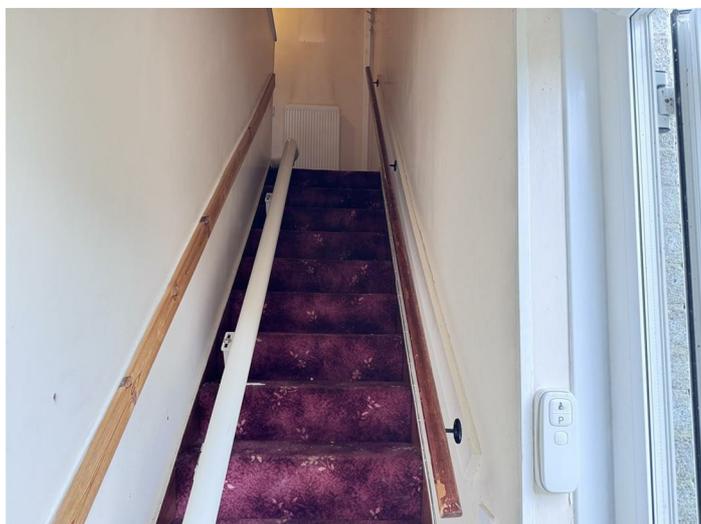
Accommodation

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

Ground Floor

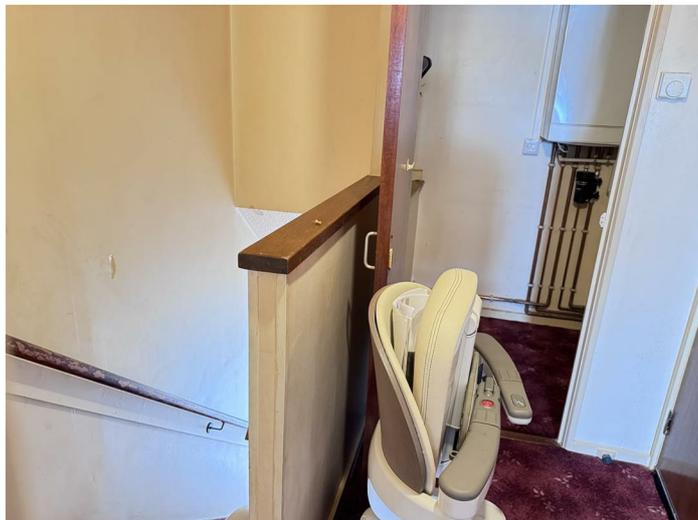
Entrance Door into:

Entrance Lobby



Useful store. Stairs up to:-

First Floor



Landing

Radiator. In built cupboard with gas fired central heating boiler. Further in-built cupboard. Doors to:

Bathroom/WC

6'10" x 4'7" - max (2.1 x 1.4 - max)



Panelled bath. Low level WC. Pedestal hand basin. Radiator. Double glazed window.

Bedroom

12'1" x 8'6" (3.7 x 2.6)



Double glazed window. Radiator.

Lounge

15'5" x 10'5" (4.7 x 3.2)



Two double glazed windows. Radiator. Two useful large cupboards.

Kitchen

9'2" x 7'2" - max - l shaped (2.8 x 2.2 - max - l shaped)



Double glazed window. Radiator. Floor and wall units. Stainless steel sink unit.

Outside



There is a useful outside store and small area of outside space. Communal parking.

Council Tax Band - A



Broadband and Mobile

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

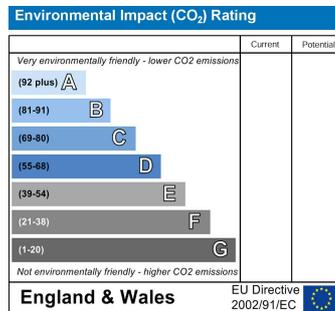
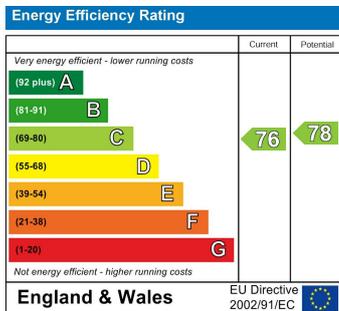
Leasehold Flat

New 990 year lease commencing on completion of sale

Service Charge £466.58 per annum

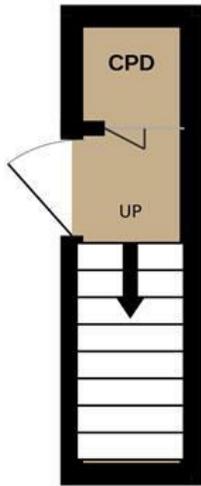
We have been advised by the vendor the construction is Timber framed walling, brick faced externally under a pitched roof. Therefore please check with your lending source should you require lending.

Please ask for a copy of the Ocean Housing Preliminary Information sheet





GROUND FLOOR LOBBY & STAIRS TO FIRST FLOOR FLAT



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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