



MAY WHETTER & GROSE

7 MULLION CLOSE, ST. AUSTELL, PL25 3SS
PRICE £110,200



****SECTION 106 DISCOUNT****

ENJOYING FAR REACHING COUNTRYSIDE COASTLINE VIEWS FROM ITS ELEVATED POSITION, WITHIN A SMALL SELECT CUL-DE-SAC ON A POPULAR RESIDENTIAL DEVELOPMENT AND WITHIN EASY ACCESS OF THE A391 AND A390. A SHORT DISTANCE FROM THE PICTURESQUE COUNTRYSIDE AND CLAY TRAIL WALKS IS THIS DELIGHTFUL AND WELL PRESENTED TWO DOUBLE BEDROOMED COACH HOUSE. AVAILABLE UNDER A SECTION 106 DISCOUNTED AGREEMENT. A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS CONVENIENT POSITION AND OUTLOOK. SEE AGENTS NOTES FOR THE CRITERIA TO PURCHASE.

**** EPC - AWAITING *****



Location:

Located within a Residential development on the Northern side of St Austell.

Directions:

Head up Treverbyn Road past the former Carclaze Primary School on your right. At the mini roundabout take the second turning down into the residential development approximately 50 yards turn left onto Carwollen Road. Follow the road along for approximately 500 yards, taking the third turning sign posted into Mullion Close. As you enter the cul-de-sac head up into the top corner and the property will be tucked back in on the left. A board will be outside for convenience. Please note the parking is underneath the coach house to the side.

Accommodation:

To the side a covered canopied front entrance with outside courtesy lighting leads into the entrance hall with staircase to accommodation. Wall mounted radiator. Embedded weaved carpet matt. Carpeted flooring and hand rail to the first floor. Velux window. Radiator. Doors to all accommodation.

Open plan living:

13'6" x 11'1" (max) (4.14m x 3.39m (max))



Two wall mounted radiators. Double glazed window. Open arch into kitchen:



Kitchen:

6'3" x 8'4" (1.93m x 2.56m)



Comprising of a range of white fronted base units with draws complimented with speckled patterned laminated work surface plus tiled splash back. Work surface incorporates a stainless steel sink and drainer with mixer tap. Double glazed window. Freestanding and under unit space for white good appliances. All finished with a strip wood effect floor covering. Door into:

Bedroom:

9'0" x 8'9" (2.76m x 2.69m)



Wall mounted radiator. High level velux window. Door through into:

Bathroom:

7'0" x 5'6" (max) (2.14m x 1.70m (max))



Comprising of low level WC, hand basin and panel bath with curved glazed shower screen. Part tiled wall surround. Mosaic tiled floor covering. Chrome heated towel rail. Ceiling mounted extractor and lighting.

Bedroom:

10'3" x 9'1" (max to front of built in wardrobes) (3.13m x 2.78m (max to front of built in wardrobes))



Enjoying far reaching countryside and coastline views from a double glazed window. Radiator. Benefits from sliding doors to built in wardrobe storage. Further door into airing cupboard with slated shelving. Access through to the loft.



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 local connection cascade to Cornwall be triggered.

- Current residency for 12+ months
- permanent employment of 16 + hours per week OR
- Former residency of 5 + years OR
- Close family member who has lived in the area for the last 5 + years (Mother/Father/Sister/Brother/Son/Daughter)

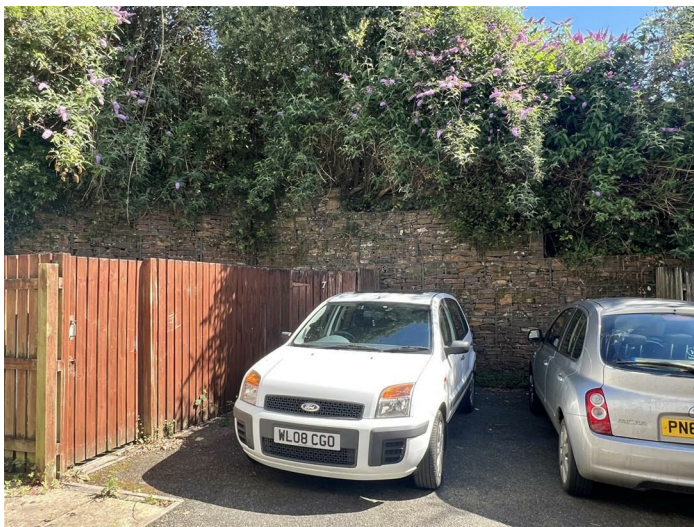
In addition the applicant will need to:

- 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

Agents Notes

First Port management fees - £100 p/a
 Landmark Collections - Ground rent £25 p/a plus building insurance which was charged at £156.5 for 25/26

Outside:



The parking space is located under the coach house to the side. Allocated bin store.

Broadband and Mobile Coverage:

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. <https://checker.ofcom.org.uk/en-gb/broadband-coverage/> / <https://www.ofcom.org.uk/mobile-coverage-checker>

Floor Area:

The floor area measurement is taken from the EPC.

Services:

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

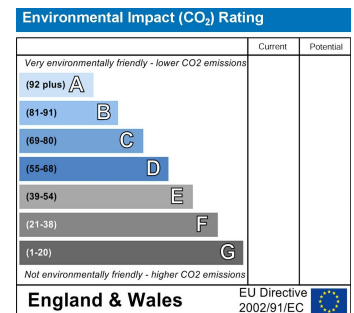
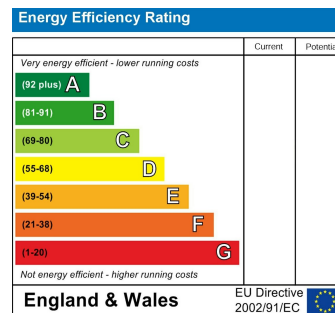
Viewing:

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

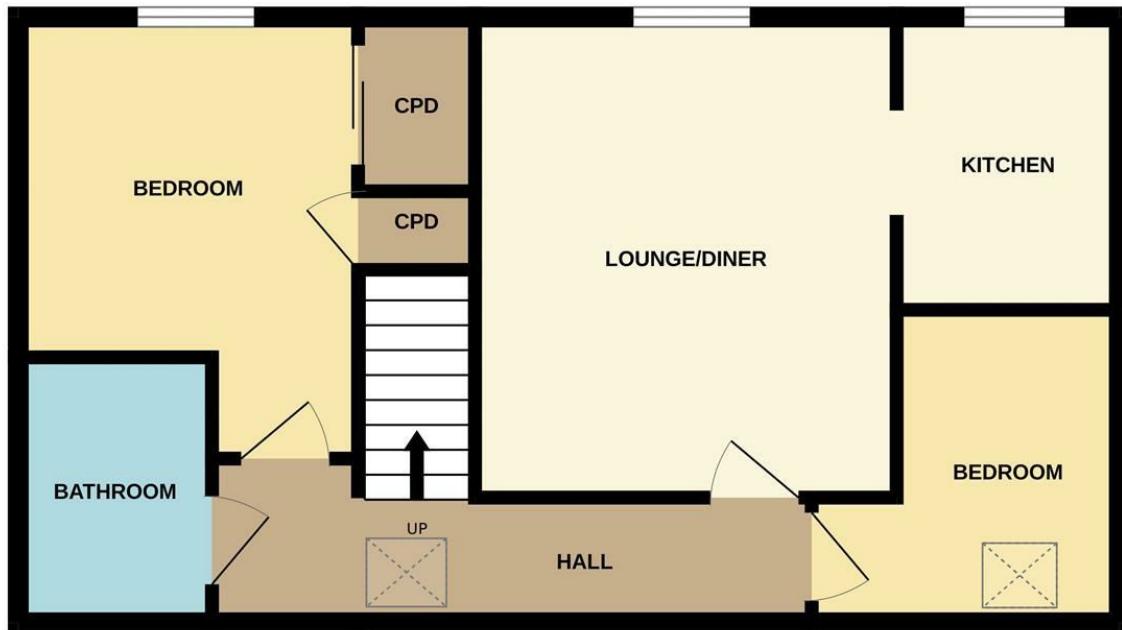
Criteria

We give preference to those with a local connection





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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