



MAY WHETTER & GROSE

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



**\*\* SALE AGREED \*\***

A CHAIN FREE FIRST FLOOR FLAT, WITH ONE DOUBLE BEDROOM. THIS LEASEHOLD FLAT BENEFITS FROM GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING. WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE AND EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED PROPERTY. 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. The property is set back as you enter, on the left hand side.

### Accommodation

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

Upvc double glazed door with upper obscure glazing allows external access into entrance/stairs.

### Entrance and Stairs

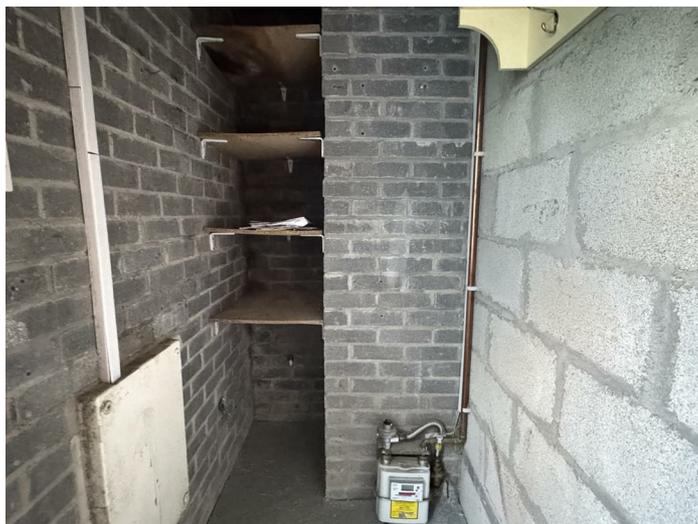
16'0" x 2'8" - max (4.88 x 0.82 - max)



Carpeted flooring. Textured ceiling. Door through to ground floor store.

### Ground Floor Store

5'9" x 3'6" - max (1.77 x 1.07 - max)



Mains gas point is located in this store with high level mains enclosed fuse box and fitted storage shelves. Carpeted flooring.

### Hall

8'7" x 7'11" - max (2.64 x 2.42 - max)



Doors to bedroom, lounge and bathroom. Further door opens to provide access to boiler cupboard housing the mains gas fired central heating boiler. Textured ceiling. Wood effect laminate flooring. An additional door off the hall opens to provide access to a useful in-built cupboard. Carpeted flooring. Radiator. Loft access hatch.

### Bedroom

12'9" x 8'8" (3.89 x 2.66)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator. Textured ceiling.

bathroom suite comprising low level flush WC, pedestal hand wash basin and panel enclosed bath. Vinyl flooring. Radiator. Fitted extractor fan. Part tiled walls. Textured ceiling.

### Lounge

18'2" x 10'5" - max (5.56 x 3.20 - max)



Two Upvc double glazed windows to rear elevation. Door through to kitchen. Carpeted flooring. Radiator. BT Openreach telephone point. Television aerial point. Textured ceiling. Door opens to provide access to useful in-built cupboard.



### Bathroom

6'10" x 4'9" (2.10 x 1.47)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white



## Kitchen

9'6" x 7'6" (2.91 x 2.29)



Upvc double glazed window to front elevation. Matching wall and base kitchen units. Roll top work surfaces. Stainless steel sink with matching draining board. Space for additional kitchen appliances. Part tiled walls. Vinyl flooring. Textured ceiling. Radiator. Fitted extractor fan.

## Agents Notes

Leasehold Flat

Service Charge £466.56 this is subject to annual review

New 990 year lease from date of completion

No allocated off street parking.

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

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating      |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO2 emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO2 emissions |  |                         |           |
| England & Wales                                     |  | EU Directive 2002/91/EC |           |



## 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









**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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