



MAY WHETTER & GROSE

13 MONTGOMERY ROAD, PENWITHICK, PL26 8UU

PRICE £85,000



A CHAIN FREE LEASEHOLD FIRST FLOOR FLAT WITH TWO DOUBLE BEDROOMS AND ENCLOSED REAR GARDEN. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT AND ELECTRIC HEATING. THE PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING. EPC - D *SEE AGENTS NOTES*



Location

Penwithick is a popular village offering a range of village amenities including local shop and sub post office, social club, fish and chip shop and a primary school and church at near by Treverbyn. St Austell town centre is situated approximately 3 miles away 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 10 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 17 miles from the property.

Directions

From St Austell head out onto the St Austell distributor road, head up past the iconic sky tip and St Austell Print, underneath the bridge. At the roundabout take the second exit signposted to Penwithick. Head down to the next roundabout at Carluddon turning left into the village. Follow along past the open village green on your left and past shop, as you head down take the next right turning and approximately 50 yards take the next right turning into Pentrevah Road. Take the next right and follow the road along where number 13 is located on the right hand side of the road. The flat is accessed via the right hand side of the building.

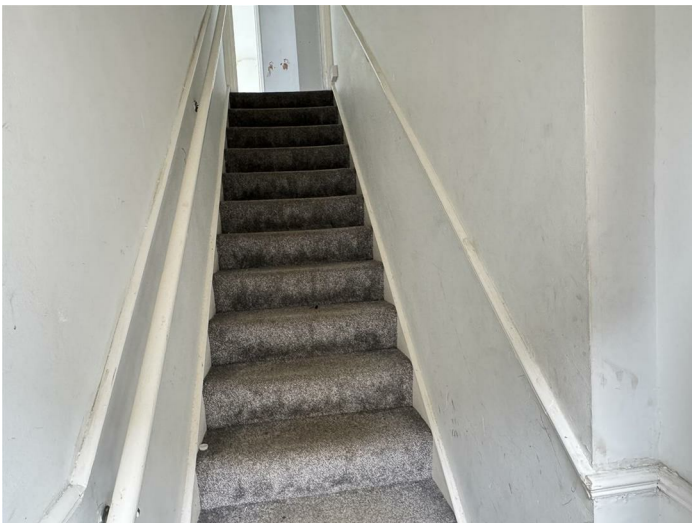
Accommodation

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

Upvc double glazed front door with inset obscure detailing allows external access into entrance stairs.

Entrance Stairs

14'0" x 3'3" - max (4.28 x 1.01 - max)



Wood effect vinyl flooring upon entering. Carpeted stairs to first floor.

Hall

10'0" x 4'8" (3.07 x 1.43)



Doors to double bedrooms one and two, lounge, kitchen and bathroom. Carpeted flooring. Loft access hatch. Textured ceiling. Door into in-built cupboard.

Bedroom One

15'8" x 8'9" - max (4.79 x 2.69 - max)



Large Upvc double glazed window to front elevation with views in the distance. Wall mounted electric heater. Door into in-built cupboard.

Lounge

14'4" x 10'11" (4.39 x 3.34)



Large Upvc double glazed window to front elevation with far reaching views. Textured ceiling. Wall mounted electric heater.

Kitchen

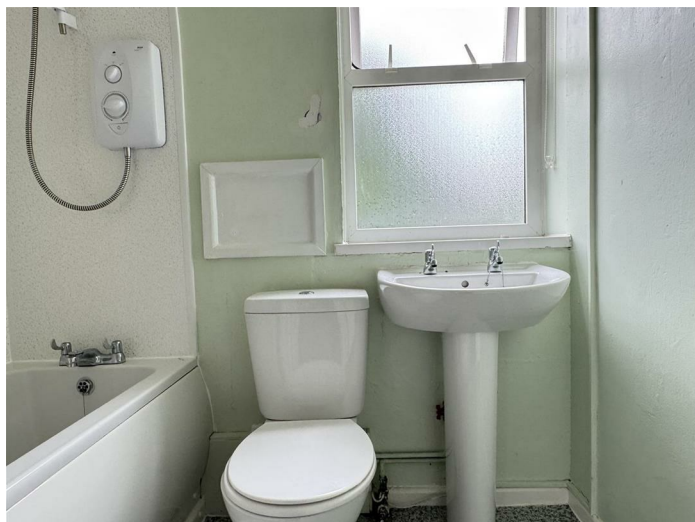
9'10" x 13'6" - max (3.02 x 4.14 - max)



Upvc double glazed window to rear elevation overlooking gardens to the rear of the property. Agents Note: The garden for the property is the furthest away and is well enclosed with wood fencing. Matching wall and base kitchen units, roll top work surfaces, stainless steel sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Wood effect vinyl flooring. Wall mounted electric heater. Part tiled walls. Door to in-built cupboard to the left hand side of the room. To the far side of the room an additional door opens to provide access to the Heatra Sanda Megaflow Pressurised Water Cylinder with the mains fuse box above. Textured ceiling. Wall mounted extractor fan.

Bathroom

6'5" x 5'8" (1.96 x 1.74)



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, pedestal ceramic hand wash basin, panel enclosed bath with central mixer tap and wall mounted MIRA shower over. Water resistant cladding to bath enclosure. Granite effect vinyl tiled flooring. Wall mounted electric heater. Fitted extractor fan.

Bedroom Two

13'1" x 8'7" - max (3.99 x 2.63 - max)



Upvc double glazed window to rear elevation. Wall mounted electric heater. Door opens to provide access to in-built cupboard. Textured ceiling.

Outside



Upon entering Montgomery Road the property is located on the right hand side. There is off street parking on a first come first served basis. Number 13 is accessed to the right hand side of number 14 with a wooden gate providing access to an area of lawn to the right hand side. Hard standing walk way providing access to the front door.

Beyond the front door, the hardstanding walk way flows around the rear of the building providing access to the enclosed rear garden. Agents Note: The ground floor property has pedestrian right of way access over the side garden.

To the rear is a useful outbuilding clearly numbered 13. Beyond steps lead up to an elevated area of lawn which is well enclosed with wood fencing. A further area of lawn is located to the rear which again is well enclosed to the front, left, right and rear elevations.

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

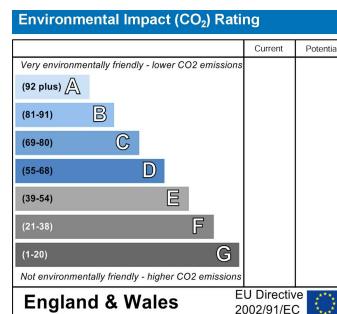
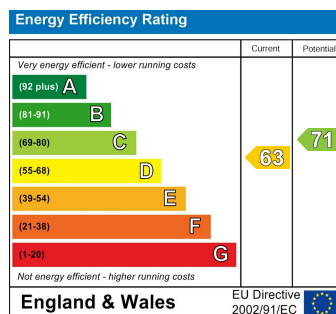
Leasehold Property

New 990 year lease upon completion

Pets Allowed

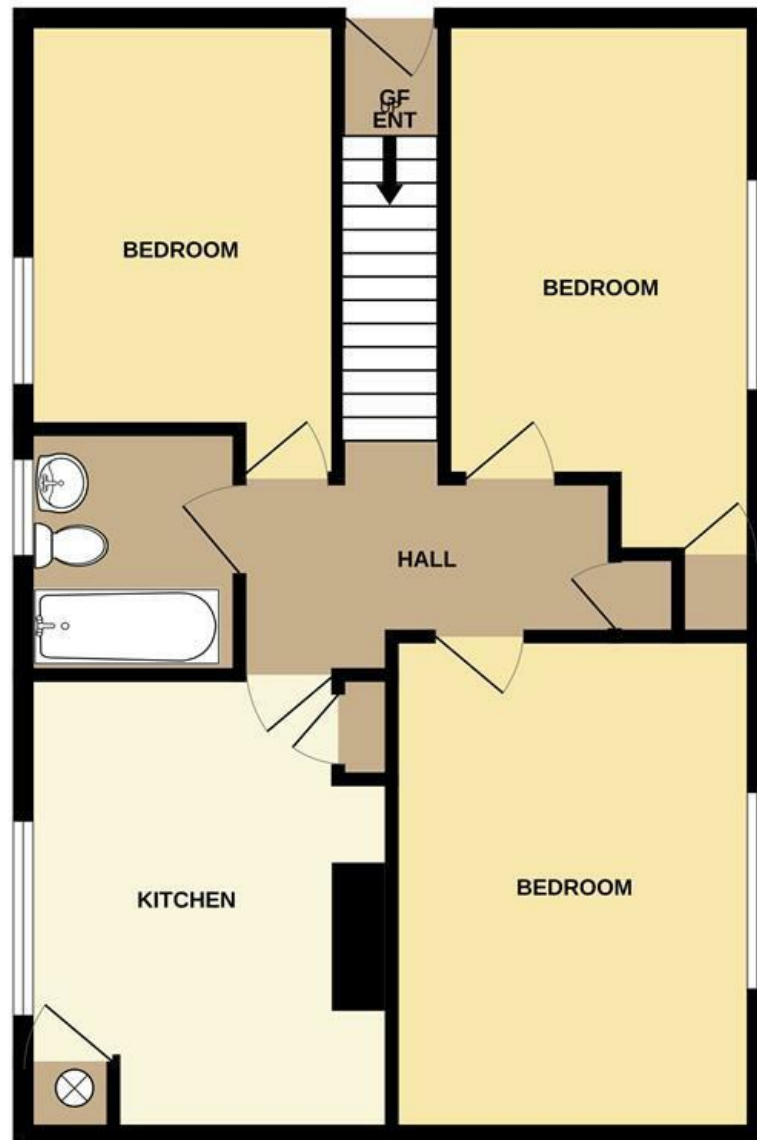
Annual Service Charge of £299.04. The service charge is subject to annual review.

Construction reinstated Cornish Unit with PRC - please therefore check with your lender should lending be required





FOOTING AND FOUNDATION OF THE PROPERTY ARE NOT SHOWN



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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