



MAY WHETTER & GROSE

48 LANDREW ROAD, ST. AUSTELL, PL25 3UQ
GUIDE PRICE £70,000



A SPACIOUS TWO BEDROOM GROUND FLOOR LEASEHOLD FLAT IN NEED OF MODERNISATION AND UPDATING. THE FLAT BENEFITS FROM AN ENCLOSED LEVEL LAWN REAR GARDEN, GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING. EPC- C
SEE AGENTS NOTES



Location

St Austell town centre offers a 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. Par is a popular village situated a short drive from the property. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 20 miles from the property. The area of Boscoppa has good schooling nearby, including primary, secondary and further education within walking distance.

Accommodation

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

Directions

From St Austell Town centre head up East Hill taking the first turning at the roundabout and then the second turning at the next roundabout. Continue along Carlyon Road and Polkyth Road and at the traffic light junction by Aldi go straight across. At the bottom of Sandy Hill turn left up Menear Road and then at the roundabout turn left onto Phyrnissick Road. Proceed along and turn left into Landrew Road and following around where Number 48 will be found on the right.

Entrance Hall

Upvc double glazed front door leads into entrance hall. Radiator. In-built storage cupboard. Door into sitting room.

Sitting Room

13'6" x 10'11" (4.12 x 3.34)



Large double glazed window. Radiator.

Kitchen/Breakfast Room

15'3" x 9'10" (4.66 x 3.00)



Range of wall and base units with work surfaces over. Stainless steel sink with splashback. Wall mounted central heating boiler. Upvc double door to rear garden. Double glazed window with extractor vent.



Bedroom One

12'9" x 9'10" - approx (3.9 x 3.00 - approx)



Double glazed window to front elevation. Radiator. In-built cupboard.

Bedroom Two

10'9" x 9'10" (3.3 x 3.00)



Double glazed window. Radiator.

Bathroom

5'6" x 5'6" (1.7 x 1.7)



Three piece white bathroom suite comprising low level flush WC, hand wash basin and panel enclosed bath. Double glazed window with obscure glazing.

Outside

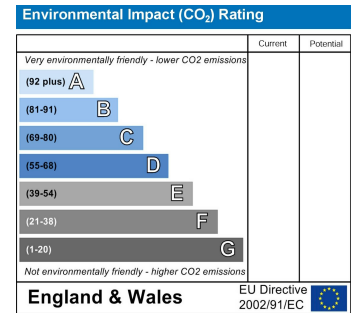
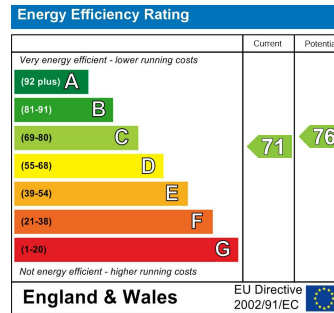


To the rear of the property is a reasonable size mostly level area of garden with fencing. There is also a useful garden shed.

Council Tax Band - A



Leasehold Property.
 990 year lease new from date of completion.
 No allocated parking, parking available on the road.
 Potential purchasers should speaking with their lending source due to the property being attached to a Cornish Unit Construction property. A copy of the PRC certificate is held for 48 Landrew Road.
 Gas Central Heating.



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 of £137.28, this is subject to annual review. From 1st April 2026 service charge will be £447.84 per year, subject to annual review from 1st April 2027.

Please note as from April 2026 a homeownership management fee of £66 per annum will apply to the property.

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



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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