



MAY WHETTER & GROSE

**3 PIRAN COURT, HOPE PLACE, PAR, PL24 2FL
FIXED PRICE £103,600**



A CONVENIENTLY POSITIONED FIRST FLOOR SECTION 106 APARTMENT WITH TWO DOUBLE BEDROOMS. FURTHER BENEFITS INCLUDE A SPACIOUS OPEN PLAN KITCHEN/LOUNGE/DINER, ALLOCATED PARKING AND A 999 YEAR LEASE WHICH COMMENCED IN 2011. THE PROPERTY ALSO BENEFITS FROM UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. WITH IN CLOSE PROXIMITY OF AMENITIES, AN EARLY VIEWING IS ADVISED.

EPC - B. *SEE IMPORTANT AGENTS NOTES REGARDING ELIGIBILITY*



Location

Par is an extremely popular village with an excellent range of local amenities including library, chemist, post office, general stores, public houses and mainline railway station. There are 2 Primary schools within easy reach and a large sandy beach. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The Cathedral city of Truro is approximately 20 miles from the property. A wide range of facilities can be found in the nearby town of St Austell, which has recently undergone regeneration. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets.

Directions

Head out of St Austell on the A390, past the Britannia pub on the right hand side. Head up the hill to St Blazey Gate. On the right you will notice the Four Lords public house and petrol station. After the Four Lords pub turn right onto Trenovissick Road and head down the hill, following the road down and onto Par Lane and continue past the right turning onto Manor View and proceed until you reach the turning on your right signposted Mountside, take this turning and follow the road up and around where Piran Court will be located on your left and number 3 is located at the bottom right hand side of the block. The numbered allocated parking space is located on the left hand side of the road as you enter Hope Place.

Accommodation

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

Accessed via a communal entrance to the rear of the building, the main door is located to the far right hand corner clearly numbered 3. Upon entering the apartment you enter the entrance hall.

Entrance Hall

6'11" x 4'7" (2.13 x 1.42)

Doors off to bedrooms one and two, open plan kitchen/lounge/diner and family bathroom. Wall mounted mains fuse box. Wall mounted entry handset. Radiator. Tiled flooring. BT Openreach telephone point.

Bedroom Two

13'5" x 7'6" (4.10 x 2.30)



Upvc double glazed window to rear elevation with an outlook over open countryside in the distance. Carpeted flooring. Radiator.

Bedroom One

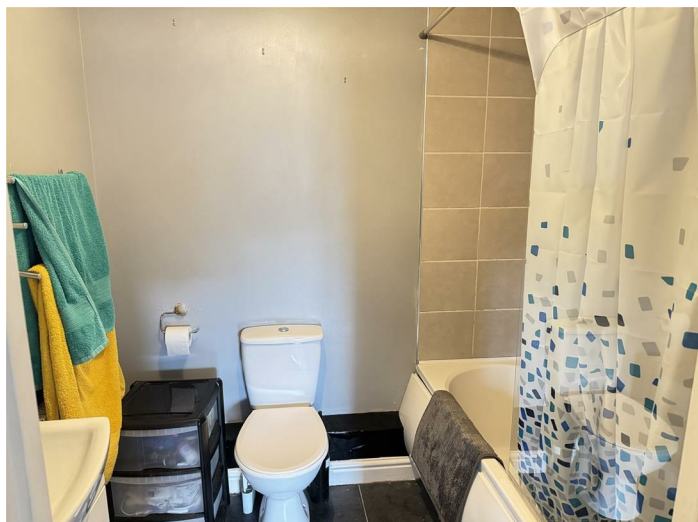
14'6" x 13'7" (4.43 x 4.15)



A generous principal bedroom with Upvc double glazed window to rear elevation again with a delightful outlook. Carpeted flooring. Radiator. We are advised that this room was originally designed to house an en-suite hence the size.

Family Bathroom

6'11" x 5'6" (2.12 x 1.69)



Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, panel enclosed bath with mixer tap and fitted shower attachment with overhead shower nozzle and glass shower screen. Ceramic hand wash basin with central mixer tap set on vanity storage unit. Tiled flooring. Tiled walls to water sensitive areas. Electric plug in shaver point. Fitted extractor fan.

Open Plan Kitchen/Living/Dining Area

19'7" x 18'2" - max (5.97 x 5.56 - max)

(L shaped Room) A fantastic entertaining space with two Upvc double glazed windows to front elevation. Carpeted flooring in the lounge and dining area with two radiators. Fitted television aerial point and wall mounted thermostat in the lounge area. Opening through to kitchen with matching wall and base units. Upvc double glazed window to front elevation. Tiled flooring. Roll top work surfaces, stainless steel sink with matching draining board and central mixer tap. Space for electric oven with fitted extractor hood above. Tiled walls to water sensitive areas. Tiled flooring. Space for additional kitchen appliances. The Ideal Logic Combi 35 Gas Fired Central Heating Boiler is located within one of the kitchen cupboards. Space for fridge/freezer.



Outside

The property is conveniently accessed off a no through road with communal grounds and an allocated parking space clearly numbered 3, located off Hope Place.

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

Council Tax Band - A

Agents Notes

Section 106 Property. The property is being sold for 74% of the full market value

999 year lease commenced in 2011

Mains Gas Central Heating

Allocated Parking Space

Service Charge approximately £150 per month - First Port Management Company

Eligibility:

We would be looking to prioritise someone with an Area Local Connection to St. Blaise, Treverbyn, Luxulyan, Lanlivery, Tywardreath, Fowey, St. Austell, St. Austell Bay or Carlyon.

- Residency/permanent employment of 16 + hours per week for 3 + years

OR

- Former residency of 5 + years

OR

- Close family member

(Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years and is in need of or can give support

OR

- Born in the parish

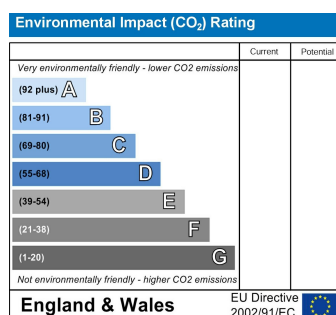
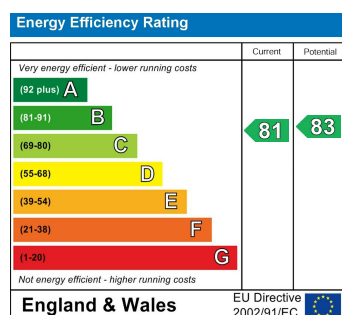
After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) – please ask us for details.

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

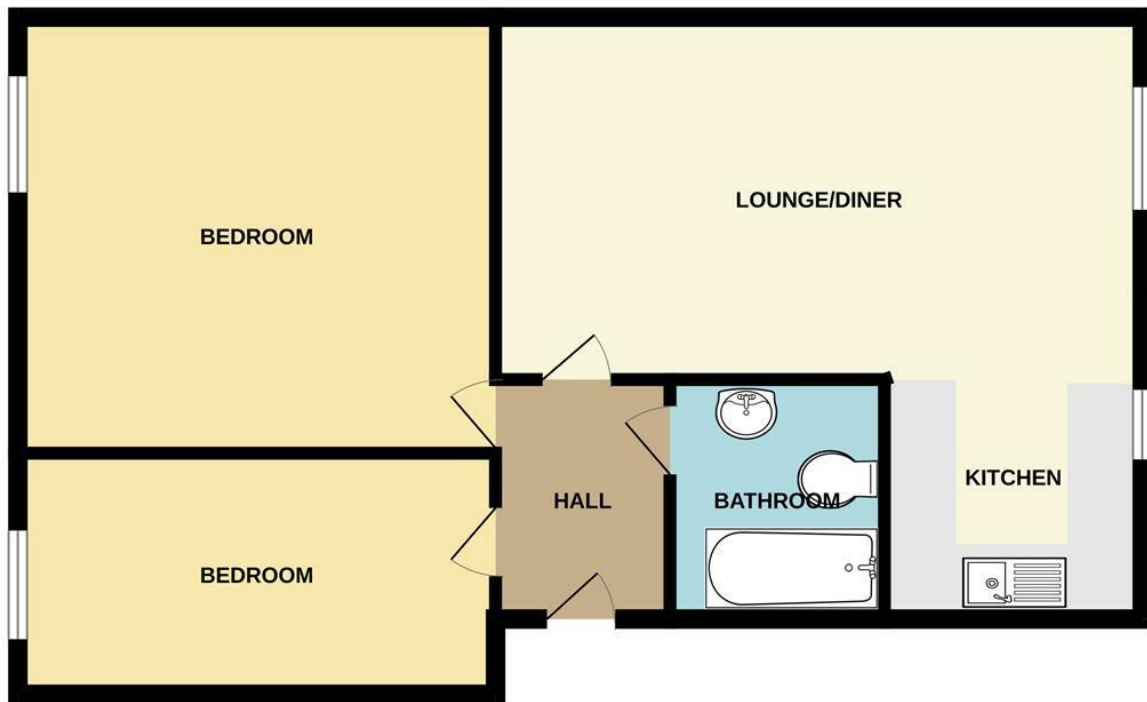
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GROUND FLOOR



3 PIRAN COURT

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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