



MAY WHETTER & GROSE

2 BORLASE CRESCENT, ST. AUSTELL, PL25 4RF
FIXED PRICE £166,400



A SECTION 106 AFFORDABLE HOME LOCATED IN A SOUGHT AFTER RESIDENTIAL DEVELOPMENT A SHORT DISTANCE FROM ST AUSTELL BAY BEACHES, HISTORIC PORT OF CHARLESTOWN AND CONVENIENTLY PLACED FOR BOTH PRIMARY AND SECONDARY SCHOOLING. THE PROPERTY BENEFITS FROM OFF ROAD PARKING AND WONDERFUL SUNNY ASPECT REAR GARDEN. PLEASE SEE AGENTS NOTES FOR CRITERIA TO PURCHASE. EPC - B



Location

St Austell town centre is situated within a short distance 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 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 head along Porthpean Road towards the Community Hospital, at the roundabout take the second turning right into the development. Head down to the bottom, follow around past the children's playpark and open green on your left hand side, follow around to the right carrying straight on and Borlase Crescent will appear in front of you. The property will be located on the left as you come into the Crescent, a board will be erected for convenience.

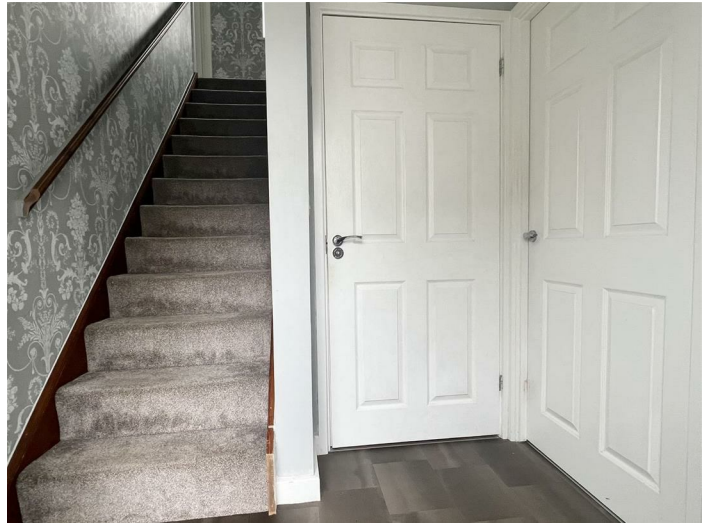
Accommodation

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



To the front this beautifully appointed property, has shrubbery to both sides of the front entrance with outside courtesy lighting and covered canopy. Obscure panelled door opens through into entrance hallway.

Entrance Hallway



With six panel white doors leading into all downstairs living accommodation. Carpeted stair case with handrail to the first floor, feature paper patterned wall. An attractive tile effect floor covering.

Cloakroom/W.C.



Comprising low level WC, hand wash basin with part tiled wall surround. Wall mounted radiator. Matching flooring from the hallway. Ceiling mounted extractor.

Lounge

10'11" x 14'1" widening to 16'1" at maximum point
(3.34 x 4.30 widening to 4.92 at maximum points)



With a great deal of natural light from three double glazed windows, with a set of double doors opening out onto the beautifully landscaped rear garden. All finished with carpeted flooring and two tone painted wall surround. Two wall mounted radiators. Television and Telephone points.



Kitchen/Diner

16'2" x 9'5" widening to 13'0" (4.93 x 2.89 widening to 3.97)



This wonderful dining area has double glazed window to the front within the kitchen area and double doors leading out onto the paved patio, and the wonderfully presented rear garden. All finished with a tile effect floor covering. Wall mounted radiator. The kitchen itself comprises a range of white fronted wall and base units complimented with laminated patterned worksurface incorporating four ring gas hob with extractor above and integrated oven below. Under unit and freestanding space for white good appliances. One and half bowl stainless steel sink and drainer with mixer tap and attractive bevelled edged tiled splashback.





Principal Bedroom

11'3" x 10'10" (3.44 x 3.32)



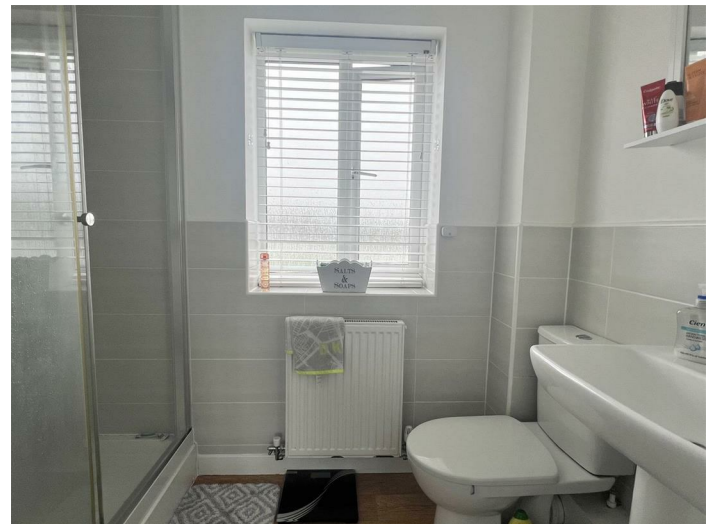
Double glazed window with radiator beneath. Door through into en-suite.

En-Suite

4'5" x 7'6" - maximum (1.37 x 2.29 - maximum)



Carpeted staircase with hand rail to the first floor landing with wall mounted radiator. Six panel white doors to all upstairs bedrooms, bathroom and one into over stairs airing cupboard. Ceiling mounted air recirculation system and double glazed window enjoying some wonderful views.



Comprising white suite low level WC, hand basin with part tiled wall surround which continues through into double sized shower cubicle with sliding door. Finished with strip wood effect floor covering. Wall mounted radiator. Obscure double glazed window to the rear with fitted blind.

Family Bathroom

6'8" x 5'6" (2.04 x 1.70)



Similarly decorated to the en-suite. Comprising low level WC, hand basin and panelled bath with mixer tap and shower head attachment. Part tiled walls surround. Electric shaver socket. Obscure double glazed window with vertical blind. Radiator behind the door and strip wood effect floor covering.

Bedroom

8'3" x 9'4" (2.54 x 2.87)



Double glazed window to the front with radiator beneath.

Bedroom

9'5" x 7'4" - maximum (2.88 x 2.26 - maximum)



With some wonderful far reaching views down over the garden from a double glazed window with radiator beneath.



Outside

To the front, beautifully well kept low maintenance garden, with shrubbery borders. Tarmac driveway, enclosed fencing and side gate giving access through to the rear.



St. Austell however we can also consider those with a lower bedroom need and/or a Cornwall connection if no applicants with the 3 bed need and town connection come forward after a period of 2 weeks from advertising:

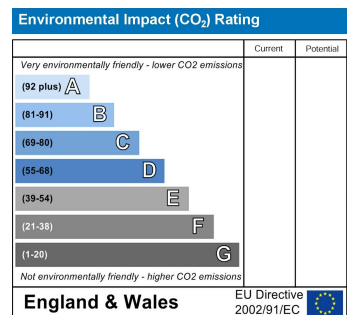
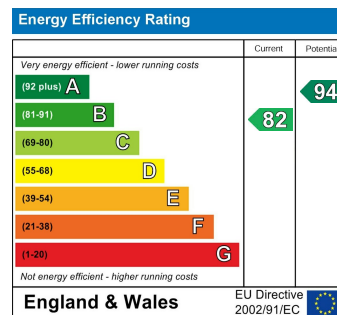
- 12 months + residency
- OR
- Permanent employment 16 hours + per week
- OR
- Former residency of 5 + years
- OR
- Close family connection where that family member has lived for 5 + years
(Mum/Dad/Son/Daughter/Brother/Sister)
- OR
- Other special circumstances that mean they have a need to live in St. Austell (please ask 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

Management Fee £146 per annum

Council Tax Band - C



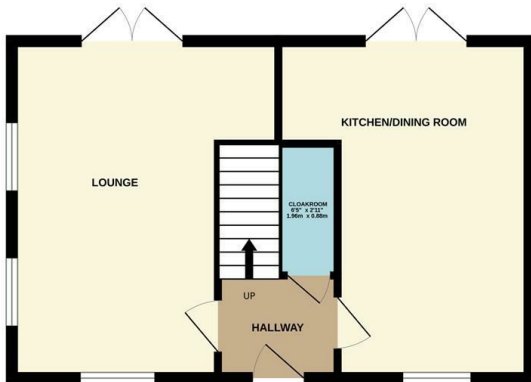
From the chalet the garden opens out onto an expanse of open lawn all enclosed by strip wood fence panels and an array of planting, shrubs, trees and flowers. The garden is south westerly facing and therefore enjoys a great deal of sun throughout the day and into the evening. Outside tap.

AGENTS NOTES

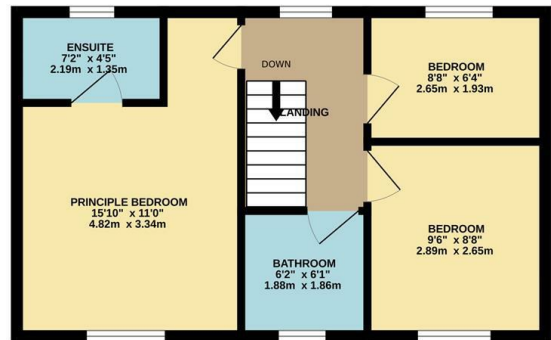
Eligibility
We give preference to those with a 3 bedroom need (no couples/singles) who have a local connection to



GROUND FLOOR



1ST 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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