

# MAY WHETTER & GROSE

**90 CHAPEL FIELD, ST. AUSTELL, PL25 3ES**  
**GUIDE PRICE £89,950**



**\*\* VIDEO TOUR AVAILABLE UPON REQUEST \*\***

A FANTASTIC INVESTMENT OPPORTUNITY WHICH IS LOCATED A SHORT DISTANCE FROM THE HOLMBUSH COMPLEX OF SHOPS, TESCO, LIDL AND THE WHEEL NORTHEY SURGERY. THIS GROUND FLOOR, LOW MAINTENANCE ONE BEDROOM APARTMENT FORMS PART OF A BLOCK OF SIX. TO THE FRONT, A LOW MAINTENANCE GARDEN AND PATIO AREA, OPEN PLAN STYLE LIVING WITH LOUNGE/DINER AND ARCH DOORWAY THROUGH INTO KITCHEN PLUS SHOWER ROOM AND AMPLE PARKING. IDEAL FOR A SINGLE PERSON, FIRST TIME BUYER OR INVESTMENT. TENURE IS LEASEHOLD SEE AGENTS NOTES (SEE END OF DETAILS) EPC - C



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: 0172673501  
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH  
Website: [www.maywhetter.co.uk](http://www.maywhetter.co.uk) E-mail: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)

Within easy reach is the Holmbush complex of shops comprising a Post Office, butchers and Tesco and Lidl supermarkets. St Austell town centre is situated approximately 2 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. 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 out on the A390. At Tesco turn left at the traffic lights onto Daniels Lane. At the top of Daniels land bear to the left and at the roundabout turn right onto Trenowah Road heading towards Wheal Northey Surgery. Follow the road down and take the left hand turning into Chapel Field, follow the road up and around and the property will on the right hand side just set back from the main road within the block.

#### **Accommodation:**

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

An obscure Upvc double glazed panel door opens into:

#### **Entrance Hall:**



A hard wearing carpeted flooring with coloured wood effect flooring leading through into inner hallway, complemented by a light painted wall surround with door into a useful storage utility area.

#### **Utility Storage Area:**

Offering power and light. Wall mounted radiator.

#### **Inner Hallway**

With radiator and coloured wood effect flooring, with doors into storage to both sides. Door into:

#### **Shower Room:**

4'11" x 6'10" (1.50m x 2.10m)

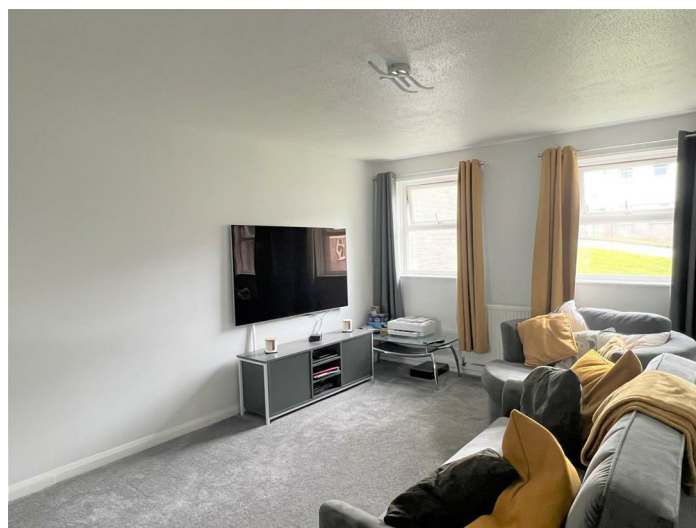


(maximum measurements into shower area)  
Comprising of a low level WC, hand basin and shower area with part tiled walls with decorative insert. High level obscure double glazed window above the basin. Glass mirror fronted vanity storage cabinet. Wall mounted radiator.

Doors into:

#### **Main Lounge Living Area:**

15'6" x 10'5" (4.73m x 3.20m)



Offering an open plan feel, with two double glazed windows to the rear looking over the communal green area both with radiator between. Finished with a light painted wall surround and warm coloured carpeted flooring. Benefiting from a large deep display recess and storage airing cupboard. Opening through into:





### Kitchen:

9'4" x 7'6" (2.86m x 2.29m)



The kitchen is located to the front with a double glazed window. Comprising of a range of modern light coloured fronted wall and base units complemented with laminate work surfaces incorporating stainless steel sink and drainer with mixer tap, four ring gas hob with extractor over, the work surface continues around benefitting with a breakfast bar, space beneath and plumbing for white good appliances of washing machine, and free standing fridge freezer, also complemented by a stripe wood effect flooring.

### Bedroom:

8'8" x 13'10" (2.66m x 4.22m)



(maximum measurement into recess)

A generous size double bedroom. Finished with a light painted wall surround with feature wall and warm coloured carpeted flooring. Double glazed window looking out over the communal green area. Radiator. Deep recess ideal for wardrobe.



Outside:

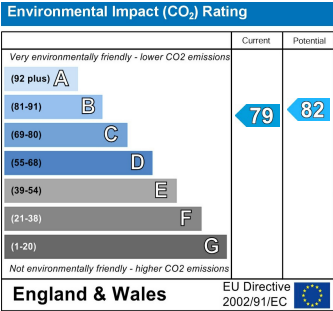
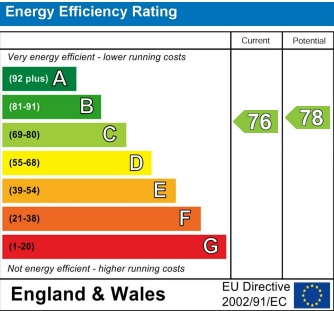


To the front there is a low maintenance paved patio and pathway to the front door with stone chipped border ideal for pot plants and enjoys some sun throughout the day and into the early afternoon and evening. A workshop door leads into an outside bin and storage area. Within this well known development there are numerous communal open areas and a children's play park a short distance away.

Agents Notes

Council Tax band A. The property is Leasehold and we understand a new 99 year lease will be granted to the purchaser. This forms part of a block of six with maintenance costs shared between all six flats and set by Ocean Housing. Maintenance charges vary year on year We understand the ground rent will be in the region of £80.66 per annum.

Council Tax Band - A

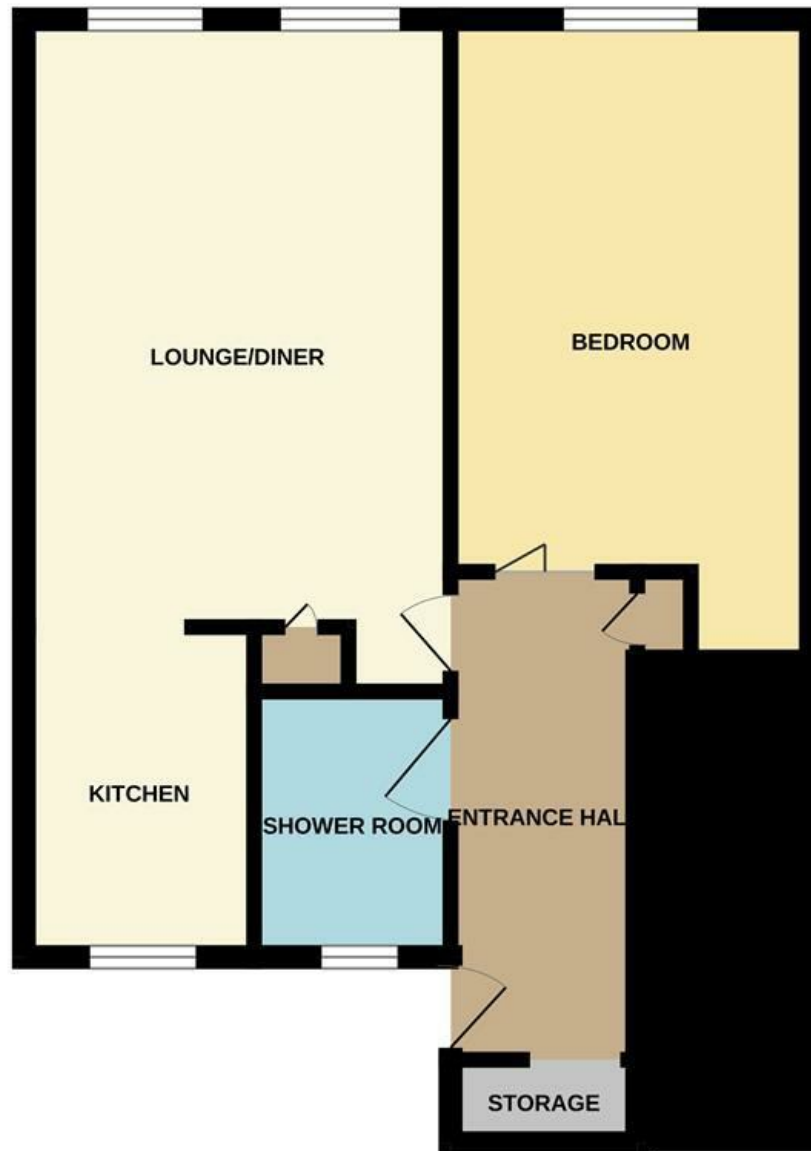








## GROUND FLOOR



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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