



M A Y W H E T T E R & G R O S E

4 PHYLLIS WALK GWITHIAN ROAD, ST. AUSTELL, PL25 3FH
FIXED PRICE £137,340



** CHAIN FREE ** A WELL POSITIONED END OF TERRACE SECTION 106 DISCOUNTED PROPERTY OFFERED AT 63% OPEN MARKET VALUE. THE PROPERTY HAS THREE BEDROOMS AND TWO ALLOCATED PARKING SPACES WITH DISTANT SEA VIEWS TO THE FRONT. FURTHER BENEFITS INCLUDE A LOW MAINTENANCE REAR GARDEN, UPVC DOUBLE GLAZING THROUGHOUT AND GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS DISCOUNTED PROPERTY HOME OCCUPYING A DELIGHTFUL NO THROUGH ROAD SETTING. EPC - C



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 Fore Street travel along Church Street, turning left at the junction up East Hill. At the roundabout take the first exit onto Kings Avenue, then at the next roundabout take the second exit onto Carlyon Road. At the next roundabout pass straight over the roundabout onto Polkyth Road. At the traffic lights turn left onto Slades Road. Continue along this road which becomes Treverbyn Road. Pass through the next set of traffic lights and take the second exit at the roundabout onto Carwollen Road. At the roundabout at the bottom of the hill take the first exit and continue along Carwollen Road. Turn left onto Gwithian Road and follow on until Hammer drive can be located on the right hand side. Phyllis Walk is located the the left hand side of Hammer Drive on the right hand side of the road.

Accommodation

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

Main front door with inset spyhole and twin obscure glazed panels allow external access into entrance hall.

Entrance Hall

15'2" x 4'1" - maximum (4.64 x 1.26 - maximum)



Door through to lounge, Radiator. Mains enclosed fuse box. Thermostat controls. Agents Note: The power points have inset USB charging points.

Lounge

13'10" x 11'4" - maximum (4.24 x 3.46 - maximum)



Upvc double glazed window to front elevation. Door through to into Kitchen Diner. Additional door to the side of the room opens to provide access to the under stairs storage void offering a great deal of storage options. Engineered oak flooring. Television aerial point. Telephone point. Radiator.



Kitchen/Diner

10'4" x 10'0" (3.15 x 3.06)



Rear access door providing access to the rear garden with upper obscure glazing and cat flap. Further Upvc double glazed window to rear elevation. Opening through to utility room. Tiled flooring. Matching wall and base kitchen units. Roll top work surfaces. Stainless steel one and half bowl sink with matching draining board and central mixer tap. Space for mains gas cooker with fitted extractor hood above. Space for additional kitchen appliances. Tiled walls to water sensitive areas. Tiled flooring. Space for dining table. Radiator.

**Utility**

3'10" x 5'3" (1.19 x 1.62)



Flowing off of the kitchen is this separate area for washing facilities. Upvc double glazed window to rear elevation. Continuation of roll top worksurfaces with space below for washing machine. Continuation of tiled flooring. Radiator. Mains gas fired central heating boiler. Door through to W.C.

W.C.

4'4" x 3'11" (1.34 x 1.20)



Matching two piece W.C. suite comprising low level flush W.C. with dual flush technology. Ceramic hand wash basin. Continuation of tiled flooring. Radiator. Fitted extractor fan.

Landing

10'0" x 6'2" (3.06 x 1.88)



Doors off to bedrooms one, two, three and family bathroom. Additional door opens to provide access to a useful in-built storage void offering shelved storage options. Carpeted flooring. Loft access hatch. Agents Notes: We understand that the loft is boarded with drop down ladder and has light.

Bedroom Three

6'5" x 7'6" (1.97 x 2.30)



Upvc double glazed window to rear elevation overlooking the enclosed private low maintenance garden. Carpeted flooring. Radiator. This room is currently utilised as an office but would comfortably house a single bed.

Bedroom Two

10'9" x 7'9" (3.29 x 2.37)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator.

Bedroom One

11'1" x 8'1" (3.38 x 2.47)



Upvc double glazed window to front elevation with delightful elevated views over St Austell Bay in the distance. Carpeted flooring. Radiator. Television aerial point. Twin doors open to provide access to useful in-built wardrobe with hanging and shelved storage facilities.

Family Bathroom

6'1" x 6'3" (1.87 x 1.91)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal hand wash basin, panel enclosed bath with central mixer tap complete with fitted shower attachment and glass shower screen. Tiled walls to water sensitive areas. Tiled flooring. Radiator. Electric plug in shaver point. Fitted extractor fan.

Outside



To the front of the property a hardstanding tarmac walkway provides access to the front door. There are pebbled chippings and a well stocked array of evergreen planting and shrubbery also there is access to the property via the front door.

The property benefits from two parking spaces which are located to the rear of the property to the left hand side. This area can be found by leaving the rear access gate, turning immediately right and then left past the Coach House to your right hand side with the parking available to the left hand side.



Either accessed via the kitchen/diner or the rear access gate located in the far right hand corner of the garden the low maintenance rear garden is laid to paved patio for easy maintenance. Well enclosed with wood fencing to right, left and rear elevations.

A spacious wooden shed is set within the rear garden with a gate to the right hand side providing access to the parking for the property located to the rear. To the right hand side is a wood fronted elevated planting bed.

ELIGIBILITY CRITERIA - PLEASE READ IN FULL

Eligibility

Cornwall Council Advise:

We would be looking to prioritise someone with a need for a 3 bed property and an Area Local Connection to Treverbyn or St. Austell. Please note that the s.106 contains under occupancy clauses and so we would not immediately consider anyone who would be under occupying by more than 1 bedroom.

- 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 14 days we can consider those with the local connection to the adjoining parishes of St. Austell Bay, Carlyon, Luxulyan, St. Mewan, St. Stephen and Roche,

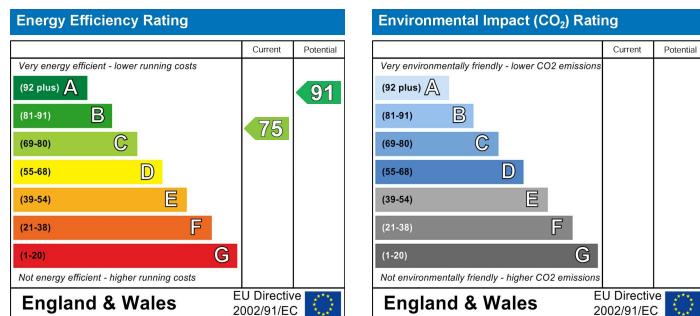
After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary

areas)

In addition the applicant will need to:

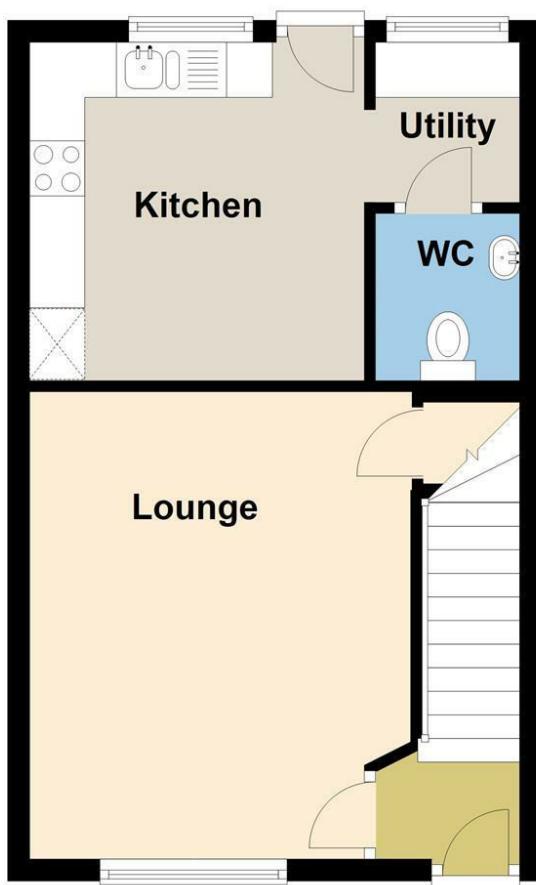
- Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP)
- Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
- Have viewed and offered on the property

Council Tax Band - C

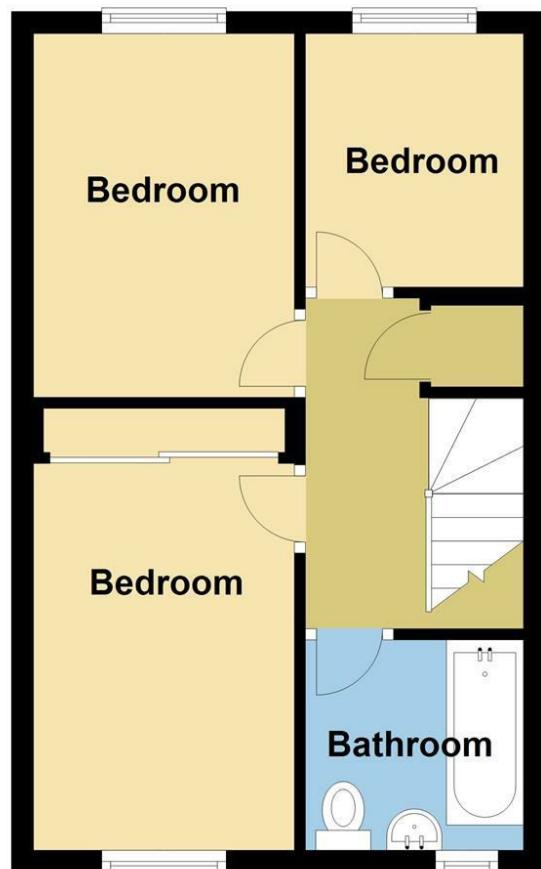




Ground Floor



First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

