



MAY WHETTER & GROSE

31 DOUBLETREES, ST BLAZEY, PL24 2LD
GUIDE PRICE £35,000



A CHAIN FREE LEASEHOLD STUDIO FLAT OCCUPYING THE GROUND FLOOR WITH INDEPENDENT ACCESS FROM THE REAR OF THE BUILDING. FURTHER BENEFITS INCLUDE MAJORITY UPVC DOUBLE GLAZING, COMMUNAL GROUNDS AND ELECTRIC HEATING. THE PROPERTY WOULD BENEFIT FROM MODERNISATION AND IS LOCATED WITHIN CLOSE REACH OF LOCAL AMENITIES. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE LOCATION AND POTENTIAL. EPC - E

SEE AGENTS NOTES



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

From St Austell, head out onto the A390 heading to St Blazey Gate, pass the petrol station on your right hand side, Pass Trenovissick Road on the right, Pass Bobs Road on the right. Just after Bobs Road, on the left hand side of the road, there is a layby in front of the block of flats. Parking is available here on a first come - first served basis.

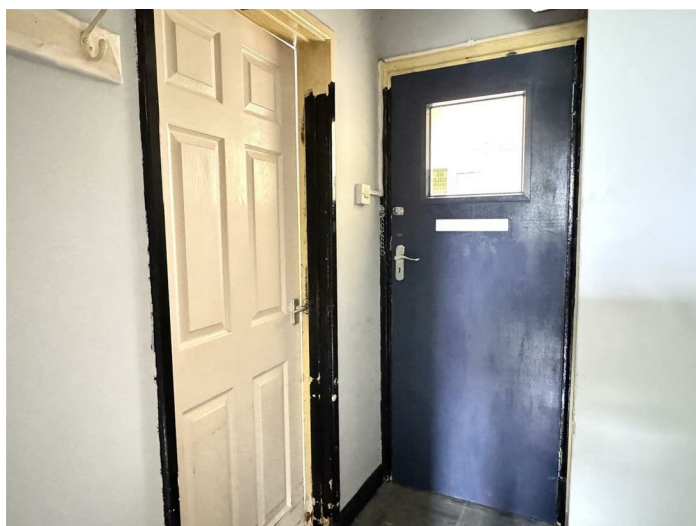
Accommodation

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

Hardwood door allows external access into entrance hall.

Entrance Hall

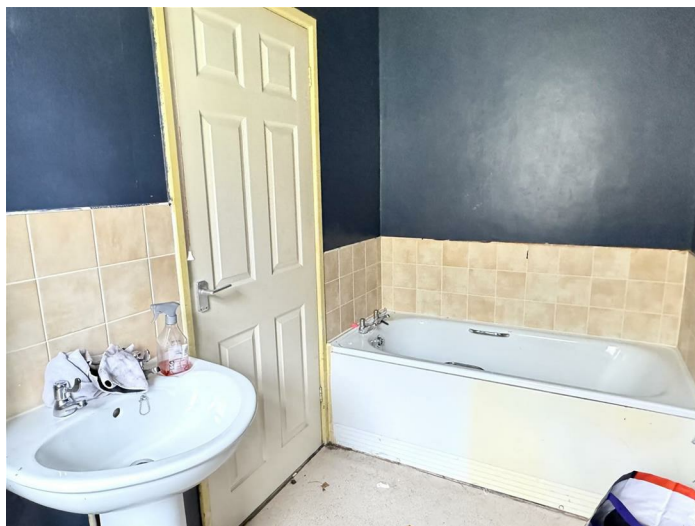
6'7" x 5'1" - max (2.01 x 1.55 - max)



Door with upper single glazed inset. Tiled flooring. Doors through to bathroom, kitchen and open plan lounge/bedroom. High level electric boiler.

Bathroom

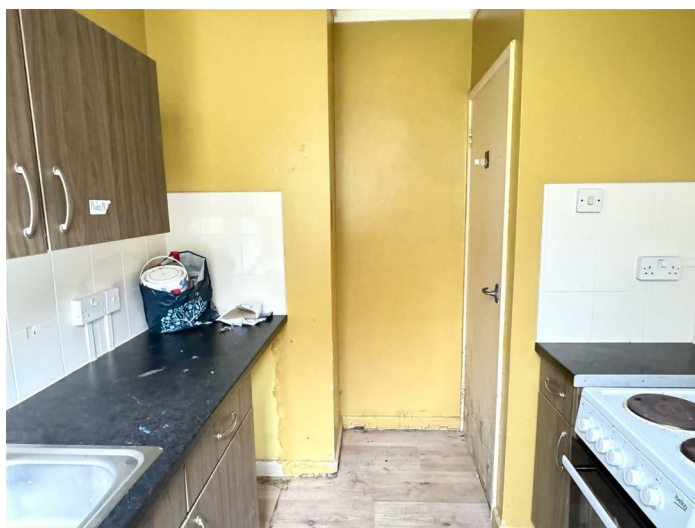
9'8" x 4'11" - max (2.96 x 1.52 - max)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC, pedestal ceramic hand wash basin and panel enclosed bath. Tiled walls to water sensitive areas. Fitted extractor fan.

Kitchen

9'8" x 7'6" - max (2.97 x 2.29 - max)



Upvc double glazed window to rear elevation overlooking the communal grounds. Matching wall and base kitchen units. Roll top work surfaces. Stainless steel sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Wood effect vinyl flooring. Part tiled walls. Fitted extractor fan. High level mains enclosed fuse box.

Lounge Area

12'3" x 8'5" (3.75 x 2.58)



Upvc double glazed window to front elevation. Opening through to bedroom area. Tiled flooring. Wall mounted electric heater. Door into airing cupboard housing the hot water tank. BT Openreach telephone point.

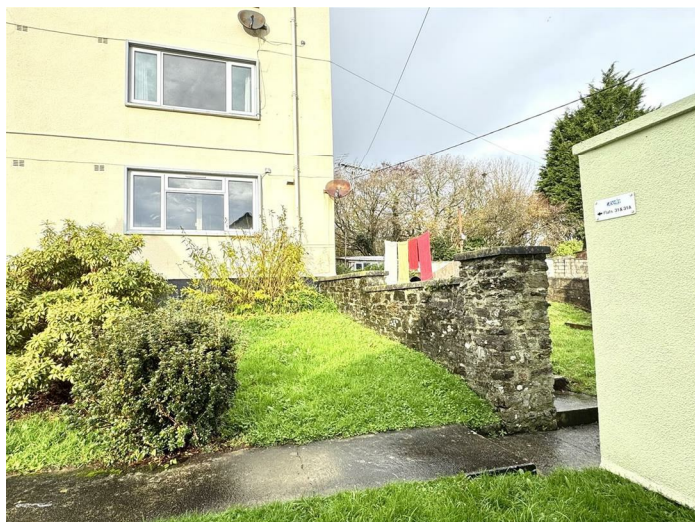
Bedroom Area

12'4" x 7'3" (3.76 x 2.23)



Upvc double glazed window allows light to both sides of this open plan room with dividing central wall. Tiled flooring. Door opens to provide access into useful in-built cupboard. Wall mounted electric heater.

Outside



To the front of the development there is communal parking available on a first come first served basis. A hardstanding walkway provides access to the property. Agents Note: Access is via the right hand side at the rear of the building and not through the main communal door. We are advised that the communal grounds are owned by Ocean Housing and they will maintain the grounds. There is a storage shed to the rear of the property, clearly numbered.





Council Tax Band - A

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

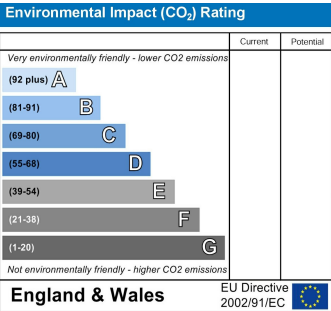
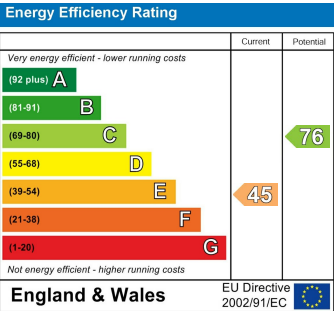
None of the services, systems or appliances at the property have been tested by the Agents.

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

Leasehold Flat
Annual Service Charge of £745.44, subject to annual review
Please ask for a copy of the Ocean Housing Preliminary Information sheet.
Pets allowed.
New 990 year lease from date of completion.
No allocated parking.
An asbestos report is available for inspection at the Agents Office which shows an element of Chrysotile Asbestos present in bitumen only on 2 floor coverings





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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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