



MAY WHETTER & GROSE

58 MOUNTSIDE ROAD, PAR, PL24 2FG
FIXED PRICE £96,900



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

A WELL PRESENTED SECTION 106 FIRST FLOOR APARTMENT WITH TWO BEDROOMS. THE OPEN MARKET VALUE IS £142,500, THIS PROPERTY OWNS A 68% SHARE AND OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITH OFF ROAD PARKING, COURTESY OF A NUMBERED ALLOCATED SPACE AND UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED FIRST FLOOR APARTMENT. EPC - C CTAX - A

PLEASE SEE AGENTS NOTES AT BOTTOM OF PROPERTY DETAILS FOR QUALIFYING CRITERIA AND NOTES REGARDING THE LEASE AMND MAINTENANCE/SERVICE CHARGES



Par is excellent for local residential living and increasingly as a holiday destination. The village has an excellent range of local shops and facilities including doctors surgery, Boots chemist, large Post Office, various hairdressers, 2 general stores, a number of public houses, running track, main line railway station and a sandy beach. There is a fruit and veg shop, pasty shop, holiday park with small swimming pool and further centre with pool, gym and other facilities.

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 turning to 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 58 Mountside will be found on your right with parking in front courtyard of a numbered parking space.

Accommodation

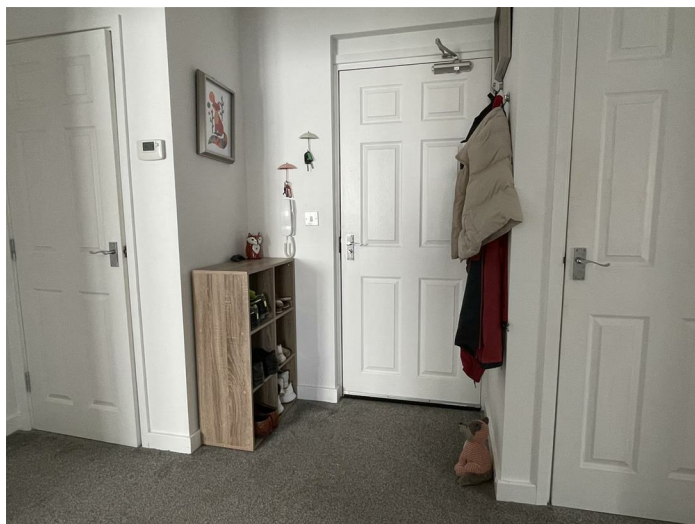


Accessed via a communal door and located on the first floor, at the top of the stairs turn left with the front door clearly numbered 58 allowing external access.

Hardwood door allows external access into entrance hall.

Entrance Hall

11'5" x 6'10" 0'0" maximum (3.49 x 2.10 0 maximum)



Doors off to open plan kitchen/lounge/diner, bedrooms two, one and door through to family bathroom. Further door opens to provide access to a useful in-built storage void with low level and high level storage and the mains fuse box set within. Further doors opens to provide access to another useful in-built storage recess offering ground and high level storage with power point inset. Carpeted flooring. Remote telephone entry system handset. Loft access hatch. Radiator. BT Openreach telephone point. Wall mounted thermostatic controls.

Open Plan Kitchen/Lounge/ Diner

19'5" x 13'8" - maximum (5.93 x 4.18 - maximum)



A well presented twin aspect room with two Upvc double glazed windows to rear elevation and one Upvc double glazed window to the side elevation. In the kitchen area there are matching wall and base kitchen units, wood effect roll top work surfaces, stainless steel one and half bowl sink with matching draining board and central mixer tap. Space for washing machine. Space for fridge/freezer. Fitted four ring mains gas hob with extractor hood above and electric oven below. Tiled walls to water sensitive

areas. Wood effect laminate flooring in kitchen area. The kitchen benefits from soft close technology. Open to Lounge/Dining area with two radiators, carpeted flooring, television aerial point, telephone point and satellite points.



Bedroom Two
12'3" x 7'3" (3.74 x 2.21)



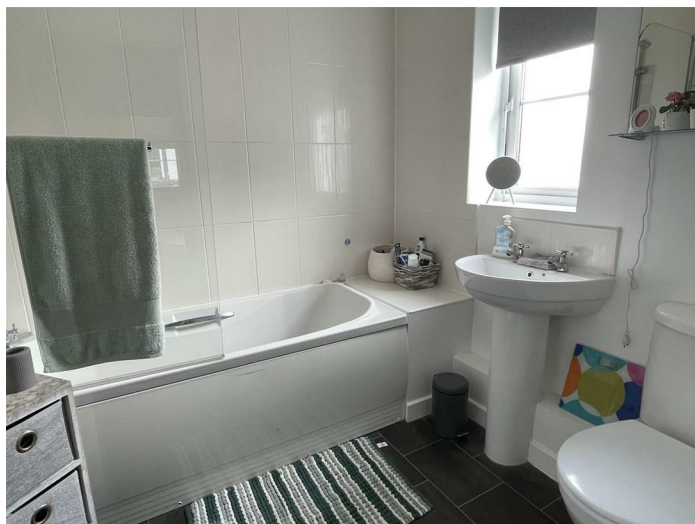
Upvc double glazed window to side elevation. Carpeted flooring. Radiator.

Bedroom One
12'5" x 12'3" (3.79 x 3.74)



Upvc double glazed window to side elevation. Carpeted flooring. Radiator. A generous principal bedroom. Telephone point. Television aerial point.

Family Bathroom
6'11" x 7'1" (2.11 x 2.16)



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

Outside

To the front and located to the left hand side of the front access door there is an allocated and numbered parking space for number 58.

ELIGIBILITY

Eligibility

We would be looking for someone with a Strong

Local Connection to the parishes of St. Blaise, Treverbyn, Luxulyan, Lanlivery, Tywardreath & Par, Fowey, St. Austell, St. Austell Bay or Carlyon, as defined in the s.106:

- 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
- OR
- Born in the parish

After 28 days of marketing we can widen the area to someone with a Strong Local Connection to Cornwall.

- 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

Further Info: Agents Notes.

Lease: 999 year lease. Start Date: 01/01/2010.

Maintenance: 01/09/22 to 31/08/2023 - £1.025.00.
Variable service charge subject to maintenance for 2024.

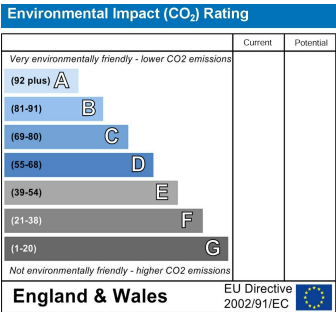
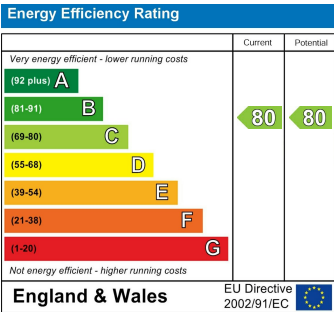
Following a recent abortive sale we are advised...

“There is ambiguity in the wording of the Lease regarding the provisions for maintenance of the building by the landlord which will be covered by way of an indemnity insurance policy to be supplied by the seller. The buyer will need to ensure their mortgage lender is happy to proceed on this basis. A buyer may wish to rectify this in the future by way of a Deed of Variation of the Lease”.

also

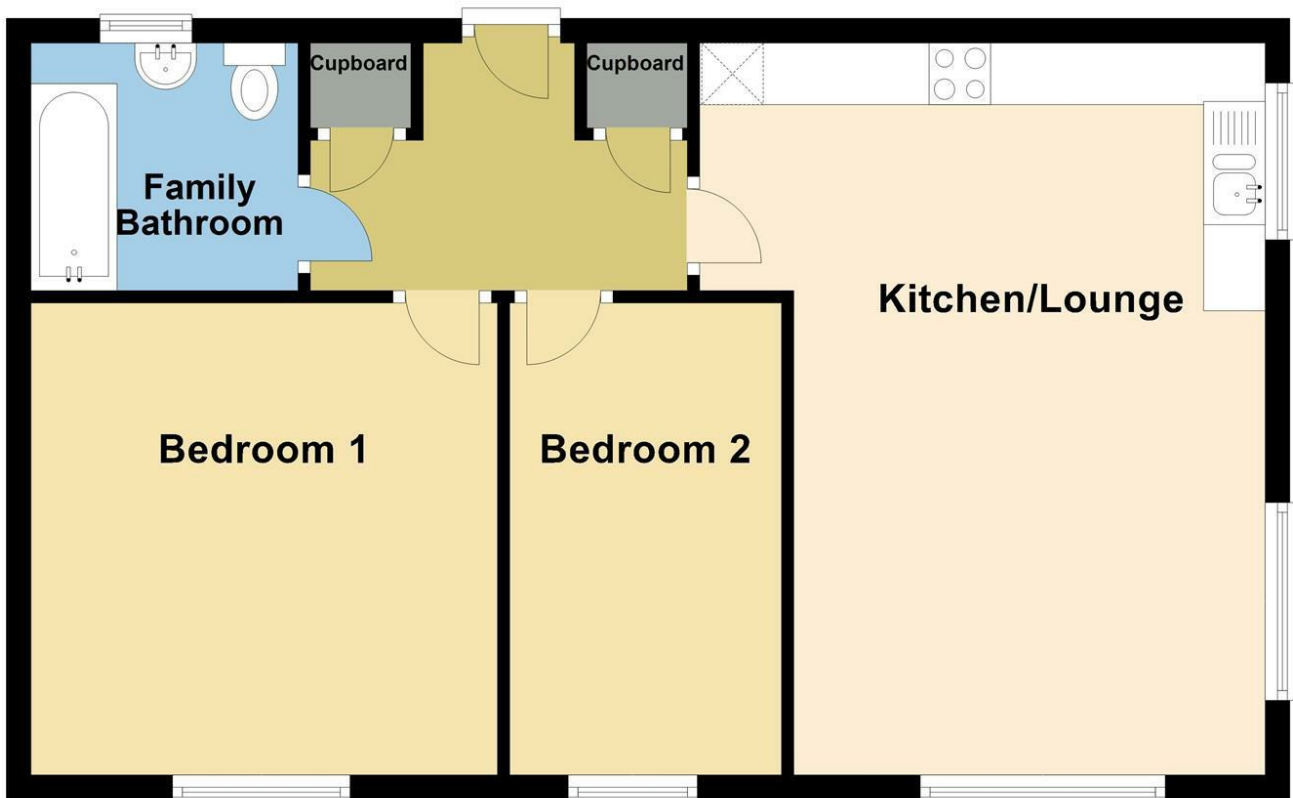
“The landlord has indicated that there will be a s20 notice in respect of service charges to be served in the financial year 1st September 2024 to 31st August 2025 for external painting, but no quotes have yet been obtained. There is currently a reserve fund of £3,314 which covers the 4 properties in the block” which was correct as at October 2023)

We are advised the first years fee needs to be paid in full.





Floor Plan



58 Mountside, Par

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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