



Foundry Drive Charlestown St. Austell PL25 3BS

Price Guide £260,000

- PERFECT FOR FIRST TIME BUYERS
 - TWO DOUBLE BEDROOMS
 - IMMACULATE CONDITION
 - ENCLOSED LEVEL GARDEN
- GREAT FOR INVESTOR BUYERS
- EXPECTED RENTAL INCOME OF £1100 PCM
 - RENTAL YEILD OF 5.1%
 - WALKING DISTANCE TO CHARLESTOWN HARBOUR
 - ALLOCATED PARKING
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area 635.07 sq ft



2



1



1



74

PROPERTY DESCRIPTION

Smart Millerson are delighted to present this beautifully presented and thoughtfully arranged two double bedroom end-terraced home, offering well-proportioned accommodation, off-road parking and a delightful enclosed rear garden. Ideally suited to first-time buyers, couples or those looking for a comfortable and well-maintained home, the property offers a wonderful combination of practical living space and attractive outdoor areas.

The accommodation is arranged over two floors and benefits from gas central heating throughout, with a new boiler fitted in November 2023. On entering the property, a welcoming entrance hall leads into a bright and comfortable lounge, providing an inviting space in which to relax and unwind. To the rear, the kitchen/diner forms the heart of the home, offering a practical and sociable environment with space for everyday dining and entertaining. A useful cloakroom/WC completes the ground floor.

To the first floor are two well-proportioned double bedrooms, both offering excellent flexibility and potential for a variety of uses, whether as comfortable bedrooms, guest accommodation or a home-working space. The floor is completed by a well-appointed family bathroom.

Outside, the property benefits from an allocated parking space to the front. The enclosed rear garden is a particular feature of the property, offering a pleasant and private outdoor space ideal for relaxing, entertaining or enjoying al fresco dining during the warmer months.

LOCATION

Located just off Charlestown Road, this property enjoys an enviable and picturesque position, providing convenient access to the historic harbour. Charlestown is renowned for its impressive collection of tall ships and has become a popular filming location for period dramas, including Poldark. Since 2020, visitors have also been able to access the inner harbour, allowing them to see the famous sailing vessels at close quarters. The village offers a variety of places to eat and drink. There are also two nearby beaches, both of which offer seasonal dog-friendly access. For a wider range of facilities and amenities, the nearby town of St Austell provides everything needed for everyday life, including a selection of shops, sports and entertainment facilities, and a railway station with services to London Paddington.

THE ACCOMMODATION COMPRISES

(All measurements are approximate and can be found within the floorplan)

LIVING ROOM

Skimmed ceiling. Smoke sensor. Double glazed window to front aspect. Large under stair storage cupboard Two radiators. Electric fireplace. Tv Point. Ample plug sockets. Skirting. Carpeted flooring. Door leading to:

KITCHEN/DINING ROOM

Skimmed ceiling. Double glazed window to rear aspect. A a range of base units and wood effect worktops, built-in cooker, four ring gas hob, extractor fan, stainless steel sink with drainer, space and plumbing for fridge and washing machine/Dishwasher. Radiator. Ample plug sockets. Skirting. Vinyl flooring. Door to rear garden.

W/C

Skimmed ceiling. Extractor fan. W/C, wall-mounted wash basin with tiling behind. Radiator. Skirting. Vinyl flooring.

BEDROOM ONE

Skimmed ceiling. Double glazed window to rear aspect. Radiator. Tv point. Ample plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

Skimmed ceiling. Double glazed window to front aspect. Large storage cupboard. Radiator. Tv point. Ample plug sockets. Skirting. Carpeted flooring.

BATHROOM

Skimmed ceiling. Shower cubicle with mains fed shower. W/C. Shaver point. Radiator. Carpeted flooring.

OUTSIDE

The property benefits from a private, enclosed rear garden, providing a pleasant and secure outdoor space ideal for relaxing, entertaining, or enjoying the warmer months. The garden offers a good degree of privacy and provides a versatile area for outdoor seating, gardening, and family use. A practical and attractive addition to the property.

PARKING

The property benefits from an allocated parking space. Ample on street parking can be found close by.

SERVICES

Further benefits include gas central heating, mains water, electricity and drainage. It also falls under Council Tax Band B.

AGENTS NOTES

We have been informed there is a management fee of £240.23 payable to Firstport residential property management.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: C

The building

End-terrace house, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Allocated

Not in a controlled parking zone



No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL283751):

- The property is subject to restrictive covenants, which are rules that limit how the land can be used, as detailed in a 2011 Transfer document.

- A restriction on the title means the property cannot be sold or transferred without a certificate from a solicitor. This certificate confirms that specific rules in a 2011 Transfer document have been followed. This is a standard procedure often used to ensure management company requirements are met.

- The owner does not own any mines or metallic minerals deep underground, as these were kept by a previous authority under a law from 1844.

- The property is subject to rights that were kept by a previous owner in the 2011 Transfer, which might allow others to access or use parts of the land for specific reasons.

- The property is subject to any existing rights or responsibilities that were already in place when the land was sold in 1986.

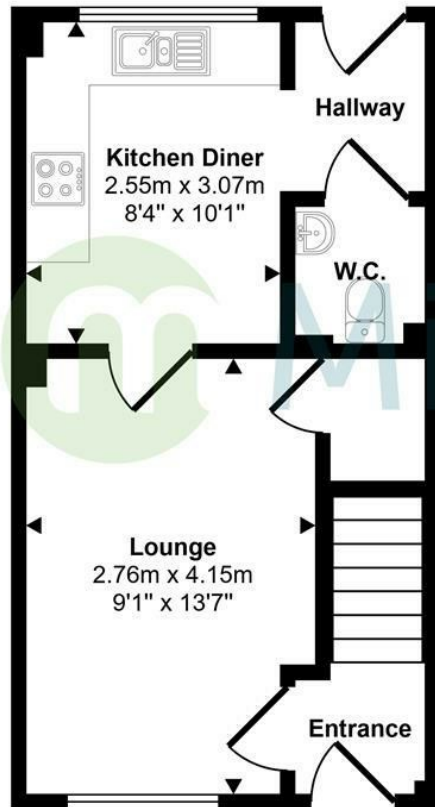
Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area
57 sq m / 614 sq ft



Ground Floor
Approx 29 sq m / 307 sq ft



First Floor
Approx 29 sq m / 307 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below
To Arrange A Valuation

Here To Help

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Material Information



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		