

Rashleigh Place

St. Austell

PL25 4PD

Guide Price £135,000

- NO ONWARD CHAIN
- TWO WELL PROPORTIONED BEDROOMS
- GREAT HOME FOR FIRST TIME BUYERS
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR INVESTOR BUYERS
- EXPECTED RENTAL INCOME OF £750 PCM
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION







Millerson
Part of Smart Property Group

Tenure - Freehold
Council Tax Band - A
Floor Area 462.50 sq ft



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PROPERTY DESCRIPTION

Smart Millerson are proud to present this attractive and well-maintained two-bedroom terraced home, offering an excellent opportunity for first-time buyers, young families, downsizers, or investors seeking a property that combines comfort, practicality, and modern living.

Upon entering the property, you are welcomed into a bright and spacious open-plan living and dining room, creating a versatile and inviting space ideal for both relaxing and entertaining. The well-proportioned layout provides clearly defined areas for everyday living and dining while maintaining a light and sociable atmosphere. To the rear, the fitted kitchen offers a range of wall and base units, generous worktop space, and direct access to the enclosed rear garden, making it perfectly suited to modern family life.

The first floor comprises two generously sized bedrooms, each offering comfortable accommodation with ample space for freestanding furniture. Completing the accommodation is a well-appointed family bathroom, finished to a good standard.

Externally, the property enjoys a private enclosed rear garden, providing the perfect setting for outdoor dining, entertaining guests, or simply relaxing during the warmer months. A useful outside storage shed offers additional space for bicycles, gardening equipment, and general household storage.

Ideally situated within a popular residential location, the property is conveniently positioned close to a range of local amenities, reputable schools, parks, and excellent transport links, making it an ideal choice for commuters and families alike. Combining spacious accommodation with practical outdoor space, this delightful terraced home is presented in move-in-ready condition and is sure to appeal to a wide range of prospective purchasers. Early viewing is highly recommended.

LOCATION

The property is located within a short distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary of Penrice Academy. St Austell offers a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

LOUNGE

10'10" x 9'1" (3.31 x 2.78)
Skimmed ceiling. Double glazed window to the front aspect. Radiator. Telephone point. Fire place. Multiple plug sockets. Skirting. Laminate flooring. Door leading into:

DINING ROOM

10'11" x 5'9" (3.35 x 1.76)

KITCHEN

11'3" x 7'1" (3.43 x 2.16)
Double glazed window to the rear aspect. A range of wall and base fitted units with roll-top work surfaces. Space for freestanding fridge, freezer and oven. Integrated extractor fan. Sink with drainer. Tiling around stain sensitive areas. Radiator. Ample plug sockets. Laminate flooring.

BEDROOM ONE

8'11" x 8'6" (2.72 x 2.61)
Double glazed window to the front aspect. Built in storage. Radiator. Plug sockets. TV aerial. Carpeted flooring.

BEDROOM TWO

5'2" x 7'7" (1.60 x 2.33)
Double glazed window to the front aspect. Radiator. Plug sockets. TV aerial. Carpeted flooring.

BATHROOM

5'4" x 4'9" (1.65 x 1.47)
Frosted double glazed window to the side aspect. Extractor fan. Bath with electric shower over. Wash basin. WC with push flush. Fully tiled. Radiator. Laminate flooring.

PARKING

Ample on street parking is available.

SERVICES

Mains electricity, gas, water and drainage. This property falls under Council Tax Band A.

OUTSIDE

The property benefits from a detached, enclosed rear garden, providing a private outdoor space ideal for relaxing, entertaining, or gardening. Although separate from the main house, the garden is fully enclosed and offers a secure and versatile area. The property also includes a useful external storage shed, providing practical space for storing garden equipment, bicycles, or other household items.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: A
EPC rating: C
The building
Mid-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: None







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 (CL79492):
- The Duke of Cornwall owns the mines and minerals beneath the property. This includes the right for the Duke's representatives to enter the land to search for or work these minerals.
- The owner is required to pay a one-fifth share of the costs for maintaining, cleaning, and renewing the shared sewage, drainage, and water systems.
- The walls shared with the neighbouring houses at numbers 25, 27, and 28 Rashleigh Place are 'party walls'. This means they are shared between the owners, and the responsibility for their repair is shared.
- The owner must allow a previous owner's successors or the current neighbours to enter the toilet area of the property to use the stop tap. This is permitted for turning off the water in freezing weather to prevent burst pipes or for carrying out necessary repairs.
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.



Ground Floor First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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

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