



Barton Road
St. Austell
PL26 7PT
Guide Price £180,000

- TWO WELL PROPORTIONED BEDROOMS
 - PERFECT FIRST HOME
- OFF ROAD PARKING AVAILABLE
 - ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL LOCATION
- WITHIN PROXIMITY OF THE A30
- EXPECTED RENTAL INCOME OF £875PCM
 - RENTAL YIELD OF 5.7%
- DOUBLE GLAZED THROUGHOUT
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
Part of Smart Property Group

Tenure - Freehold

Council Tax Band - B

Floor Area - 645.83 sq ft



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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to bring this well-presented two-bedroom terraced home to the market. Situated within a popular and established residential location, this property offers an excellent opportunity for a range of buyers and is particularly well suited to first-time purchasers looking to take their first steps onto the property ladder. The property also represents an appealing investment opportunity for landlords seeking to add a straightforward and potentially attractive asset to their rental portfolio. With an anticipated rental income of approximately £875 PCM, the property offers an expected rental yield of 5.7%.

Upon entering, you are welcomed into a bright and airy entrance porchway, providing a useful transition into the main accommodation. From here, doors lead through into the spacious lounge, which offers a comfortable and versatile reception area with plenty of scope for a range of furniture arrangements. The property continues into the well-equipped kitchen/diner, creating a practical and sociable heart to the home. There is ample space for a dining table and chairs, making this an ideal area for everyday meals or entertaining guests, while double doors provide direct access to the rear garden and allow plenty of natural light into the room.

The first floor provides two well-proportioned bedrooms, both offering comfortable accommodation and the flexibility to suit a variety of needs. The principal bedroom provides a relaxing retreat, while the second bedroom could equally lend itself to use as a guest bedroom, home office, dressing room or nursery, depending on the requirements of the new owner. The bedrooms are conveniently served by a family shower room, completing the first-floor accommodation.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor area that offers a pleasant extension to the living accommodation. The garden is well suited to outdoor seating and entertaining, while also offering scope for the new owners to personalise the space to their own taste and requirements.

To the front of the property is a particularly useful off-road parking area providing space for two vehicles, a valuable feature for both homeowners and prospective tenants. One of the parking spaces also benefits from a hardstanding metal motorbike shelter, providing secure and convenient storage for a motorcycle or additional outdoor equipment.

The property is connected to mains water, electricity and drainage and is situated within Council Tax Band B.

LOCATION

Barton Road is situated within the popular and well-established village of Central Treviscoe, providing a pleasant residential setting with convenient access to a range of local amenities and everyday essentials. The area offers a welcoming village environment, whilst the surrounding countryside provides opportunities to enjoy the outdoors and the more tranquil aspects of rural living.

A selection of amenities and services can be found within the surrounding villages, with nearby towns providing a broader range of shopping, educational, recreational and leisure facilities, together with a variety of cafés, restaurants and essential services. The location therefore offers a good balance between peaceful residential living and convenient access to the amenities required for day-to-day life.

For commuters and those travelling further afield, Barton Road is also well positioned for access to the local road network, providing useful connections to neighbouring villages and larger towns. This makes the property a practical base for both work and leisure, while retaining the appeal of a quieter village location.

THE ACCOMMODATION COMPRISES

All dimensions are approximate and can be found within the floorplan.

ENTRANCE PORCHWAY

uPVC double glazed door. Skimmed ceiling. Coving. Consumer unit. Skirting. Vinyl flooring.

LOUNGE

Skimmed ceiling. Coving. Smoke alarm. Double glazed window to the front aspect. Under-stairs storage cupboard. Electric heater. Skirting. Vinyl flooring.

KITCHEN/DINER

Skimmed ceiling. Coving. Double-glazed window to the rear aspect. A range of wall and base-fitted storage cupboards and drawers. Integrated electric oven with four-ring induction hob and extractor hood over. Stainless steel sink and drainer. Space for fridge, freezer and washer/dryer. Electric heater. Multiple plug sockets. Tiled flooring. Door leading to the rear garden.

FIRST FLOOR LANDING

Skimmed ceiling. Coving. Smoke alarm. Electrical sockets. Skirting boards. Carpeted flooring. Doors leading to:

BEDROOM ONE

Skimmed ceiling. Coving. Two double-glazed windows to the rear aspect. Electric heater. Multiple plug sockets. Skirting boards. Carpeted flooring.

SHOWER ROOM

Skimmed ceiling. Coving. Dri-Master. Access into a partially boarded loft space. Over-stairs storage cupboard. Porcelain wall tiling. Shaver point. Double shower cubicle housing an electric shower. Wash basin with storage underneath. W.C. Tiled flooring.



BEDROOM TWO

Skimmed ceiling. Coving. Two double-glazed windows to the front aspect. Electric heater. Multiple plug sockets. Skirting boards. Carpeted flooring.

EXTERNALLY

GARDEN

Externally, the property benefits from an enclosed rear garden, providing a private outdoor area that offers a pleasant extension to the living accommodation. The garden is well suited to outdoor seating and entertaining, while also offering scope for the new owners to personalise the space to their own taste and requirements.

PARKING

To the front of the property is a particularly useful off-road parking area providing space for two vehicles, a valuable feature for both homeowners and prospective tenants. One of the parking spaces also benefits from a hardstanding metal motorbike shelter, providing secure and convenient storage for a motorcycle or additional outdoor equipment.

SERVICES

The property is connected to mains water, electricity and drainage and is situated within Council Tax Band B.

AGENTS NOTE

An EPC has been instructed and will be uploaded to the advert upon receipt.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

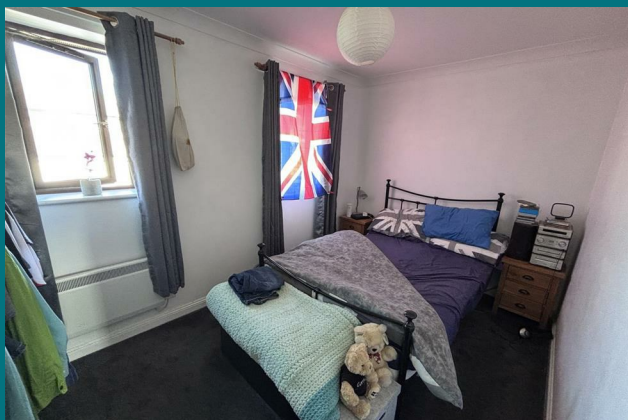
EPC rating: D

The building

Mid-terrace house, standard construction

Services

Mains electricity





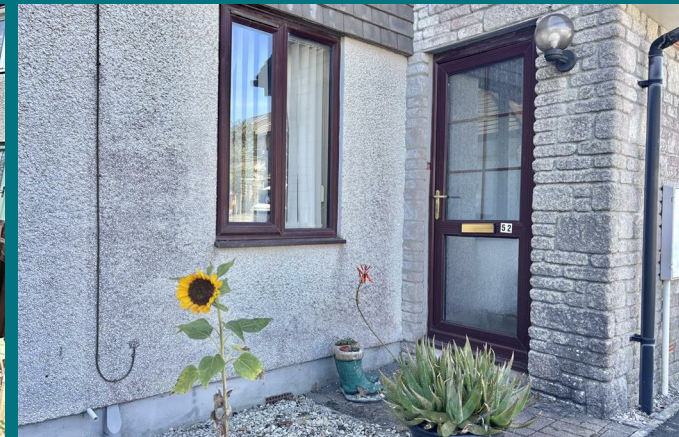
Barton Road, St. Austell

Mains water
Mains foul drainage
Mains surface water drainage
Heating: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone ok, Three ok, EE good
Parking: On Street, Off Street, and 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 (CL182402):
- The property must only be used as a single private home.
- No buildings, sheds, or structures can be built in the front garden area (the area in front of the house).
- The front garden must only be used as a lawn or flower garden; you cannot hang washing there or leave rubbish and building materials.
- Fences, walls, or trees must not be taller than two metres.
- The owner must not do anything that causes a nuisance or annoyance to the developer or the neighbors.
- Caravans, mobile homes, or boats cannot be kept on the property.
- Trees on the land cannot be cut down or trimmed without permission from the local council.
- The garage must only be used for parking private cars or for storage related to the home.
- The owner must not block shared footpaths or driveways and must keep their part of these areas clean and in good repair.
- The owner cannot claim a 'right to light or air' (a legal right to natural light) if it would stop a neighbor or the developer from building on their own land.
- The owner is responsible for half the cost of maintaining shared walls, fences, or hedges.

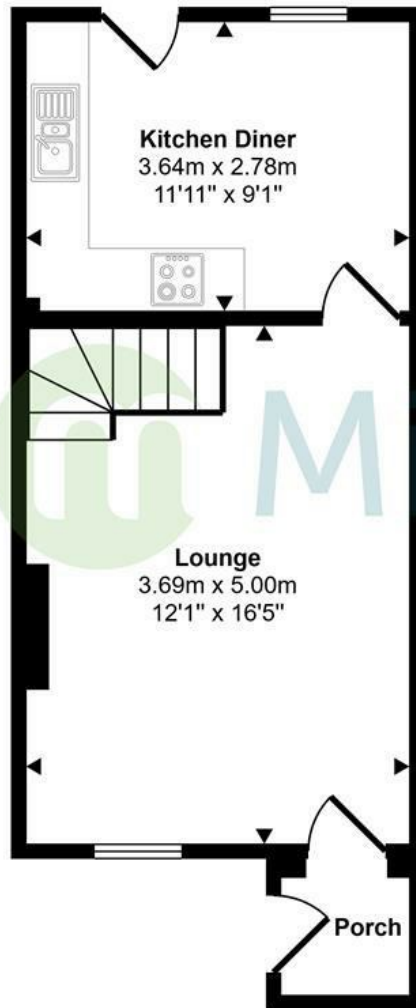
Non-coal mining area: yes

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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
59 sq m / 633 sq ft



Ground Floor
Approx 31 sq m / 332 sq ft



First Floor
Approx 28 sq m / 302 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.

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but aren't currently in a proceedable
position?

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www.millerson.com

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC