

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

The ground floor plan shows a central hall (brown) with a staircase and a door to the outside. To the left of the hall is a kitchen (yellow, 12'4" x 5'3", 3.77m x 1.61m) with a doorway leading to a wet room (light blue, 8'5" x 4'6", 2.57m x 1.38m). A storage area (grey) is located between the kitchen and the wet room. To the right of the hall is a bedroom (yellow, 12'5" x 7'7", 3.78m x 2.30m) and a lounge/diner (yellow, 12'5" x 9'4", 3.78m x 2.84m). A storage area (grey) is located between the hall and the bedroom. A decorative feature, possibly a fireplace or screen, is shown on the wall between the lounge/diner and the bedroom. The plan is surrounded by a thick black border representing the exterior walls.

WET ROOM
8'5" x 4'6"
2.57m x 1.38m

STORAGE

TORAG

BEDROOM
12'5" x 7'7"
3.78m x 2.30m

KITCHEN
12'4" x 5'3"
3.77m x 1.61m

Liddicoat & Company

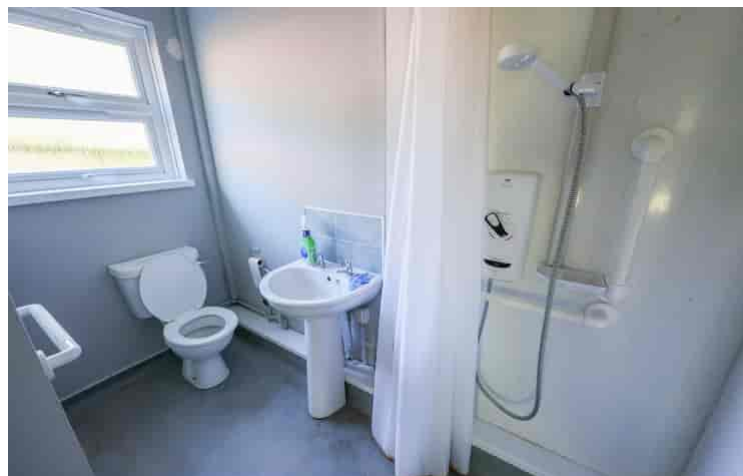
HALL






LOUNGE/DINER
12'5" x 9'4"
3.78m x 2.84m

TOTAL FLOOR AREA: 377 sq.ft. (35.0 sq.m.) approx.

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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TREVITHICK ROAD, ST AUSTELL, CORNWALL PL25 4RJ

PRICE £85,250

A photograph of a three-story white building with a dark blue base. The building has several windows, some of which are open. A small red door is visible in the background. The building is surrounded by greenery and a wooden fence.



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The Property

For sale and chain free is this well presented ground floor flat with its own separate entrance also offering a good sized garden conveniently positioned lying just outside the town centre. Ideal for first time buyers or single person.

In brief the accommodation comprises of open entrance porch, entrance hall, lounge/dining room, kitchen, bathroom and one bedroom. The property has Upvc double glazed doors and window and night storage heating.

Level gardens on two sides with two useful garden stores.

Lease granted 20/03/2025 for 990 years. Ground Rent - "One peppercorn per annum." The Service Charge year runs from 1st April to 31st March, this is not a fixed annual amount, instead, your liability is based on a fair and reasonable share of the actual total expenditure incurred by the Freehold Company. This a new lease therefore however services charges are to be paid by equal instalments on the first day of every month please ask agent for clarification in respect of current amount.

Room Descriptions

Entrance Hall

There is a recessed porch leading to the entrance hall, there is also an outside store within the recessed porch area, night storage heater, airing cupboard with Fortic tank and immersion heater, second shelved storage cupboard.

Kitchen

5' 4" x 12' 5" (1.63m x 3.78m)
Window to the side, RCD unit, night storage heater, built in shelved storage cupboard, sink unit, space and plumbing for washing machine, space for cooker, extractor, stripe light, tiled splashback.

Wet Room

Fitted with a white suite, window to the side, extractor fan, downflow electric heater, Mira Advance shower.

Bedroom 1

12' 6" x 7' 7" (3.81m x 2.31m)
Window to the front, night storage heater.

Lounge

12' 6" x 9' 6" (3.81m x 2.90m)
Window to the rear, telephone point, night storage heater.

Outside

This property enjoys a level garden area and useful outbuilding.