

**3 HIGH VIEW, ST AUSTELL, NORTH ROAD, WHITEMOOR,
CORNWALL PL26 7FE**

PRICE £156,000



LIDDICOAT & COMPANY ARE PLEASED TO OFFER THIS RECENTLY CONSTRUCTED LARGER TWO BEDROOM HOUSE, SUBJECT TO A SECTION 106 AGREEMENT FOR AFFORDABLE LOCAL HOMES SITUATED IN THE SMALL VILLAGE OF WHITEMOOR. THE PROPERTY COMPRISES OF A MID TERRACED TWO BEDROOM HOUSE WITH PARKING SPACE AND LARGE REAR GARDEN WITH INTERNAL ACCOMMODATION COMPRISING OF ENTRANCE HALL, CLOAKROOM, KITCHEN, VERY SPACIOUS LOUNGE/DINING ROOM, TWO LARGE DOUBLE BEDROOMS AND BATHROOM. OUTSIDE PARKING FOR TWO CARS.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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The Property

Subject to Section 106 Agreement, we would be looking to prioritise someone with an Area Local Connection to St. Stephen in Brannel.

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

Liddicoat & Company are pleased to offer this recently constructed larger two bedroom house, subject to a section 106 agreement for affordable local homes situated in the small village of Whitemoor. The property comprises of a mid terraced two bedroom house with parking space and large rear garden with internal accommodation comprising of Entrance hall, cloakroom, kitchen, very spacious lounge/dining room, two large double bedrooms and bathroom. Outside parking for two cars.

Room Descriptions

Entrance Hall

Door to cloakroom and stairs leading to the first floor, door to kitchen.

Cloakroom

With low level W.C. wash hand basin, radiator, window to front.

Kitchen

12' 3" x 10' 6" (3.73m x 3.20m)
With window to the front, fitted with a good range of white fronted units, built in oven hob and extractor.

Lounge/Dining Room

18' x 13' 8" (5.49m x 4.17m)
Sliding patio doors to the rear.

Landing

With airing cupboard.

Bedroom 1

11' x 13' 8" (3.35m x 4.17m)
window to the rear.

Bedroom 2

13' 8" x 10' 9" (4.17m x 3.28m)
window to the front.

Bathroom

With white three piece suite comprises of panelled bath, low level W.C. wash hand basin, radiator.

Outside

To the front of the property is a tarmac parking space. To the side and rear is a further parking space and access to the rear garden. The rear garden is a particularly good size and offers low maintenance being finished in gravel and paved.