

23 PENDILLY DRIVE, ST AUSTELL

PRICE £127,750



WE ARE PLEASED TO OFFER FOR SALE A CHAIN FREE SECTION 106 DISCOUNTED PROPERTY ON THE POPULAR LOVERING FIELDS DEVELOPMENT. THIS TWO BEDROOM END OF TERRACE HOUSE COMPRISES OF TWO BEDROOMS, LOUNGE, KITCHEN, UTILITY AREA, BATHROOM AND SEPARATE WC. FEATURES INCLUDES DOUBLE GLAZING, ELECTRIC HEATING, ENCLOSED GARDENS AND PARKING FOR THREE CARS. THE PROPERTY IS COVERED BY A SECTION 106 AGREEMENT WHICH ENTITLES THE BUYER TO A 30% DISCOUNT FROM THE FULL MARKET VALUE. THE PROPERTY HAS A 99 YEAR LEASE FROM DECEMBER 2004.

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

We are pleased to offer for sale a chain free Section 106 discounted property on the popular Lovering Fields development. This two bedroom end of terrace house comprises of two bedrooms, lounge, kitchen, utility area, bathroom and separate WC. Features includes double glazing, electric heating, enclosed gardens and parking for three cars. The property is covered by a Section 106 Agreement which entitles the buyer to a 30% discount from the full market value. The property has a 99 year lease from 2004.

Eligibility - Preference to those with a local connection to St. Austell Town - 12 months + residency OR Permanent employment 16 hours + per week OR Former residency of 5 + years OR Close family connection where that family member has lived for 5 + years (Mum/Dad/Son/Daughter/Brother/Sister) OR Other special circumstances (please ask for details)

Room Descriptions

Entrance Hall

Double glazed door to the front. Night storage heater. Stairs to first floor

Lounge

4.19m x 2.82m (13' 9" x 9' 3") max
Double glazed window to the front. Night storage heater. Telephone and TV points. Under stairs cupboard

Kitchen

3.35m x 2.57m (11' 0" x 8' 5")
Double glazed window and double doors to the rear. Fitted kitchen with matching base and eye level units. Granite effect work surfaces. Stainless steel sink with single drainer and mixer tap over. Tiled splash backs. Extractor hood. Plumbing for washing machine. Night storage heater.

Utility

Roll edge work surface. Door to cloakroom

Cloakroom

Low level WC. Pedestal wash basin

Bedroom 1

3.81m x 2.67m (12' 6" x 8' 9")
Double glazed window to the front. Electric panel heater. Airing cupboard housing water cylinder.

Bedroom 2

3.86m x 2.64m (12' 8" x 8' 8")
Double glazed window to the rear. Electric panel heater.

Bathroom

White suite comprising bath with mixer tap and shower attachment over. Pedestal wash basin. Low level WC. Part tiled walls

Outside

To the rear of the property there is an enclosed garden with slabbed patio, lawn and flower beds. There is a parking area with space for three cars.