

McCarthy Drive, St. Stephen, St. Austell

Asking Price: £88,000

Miller Countrywide













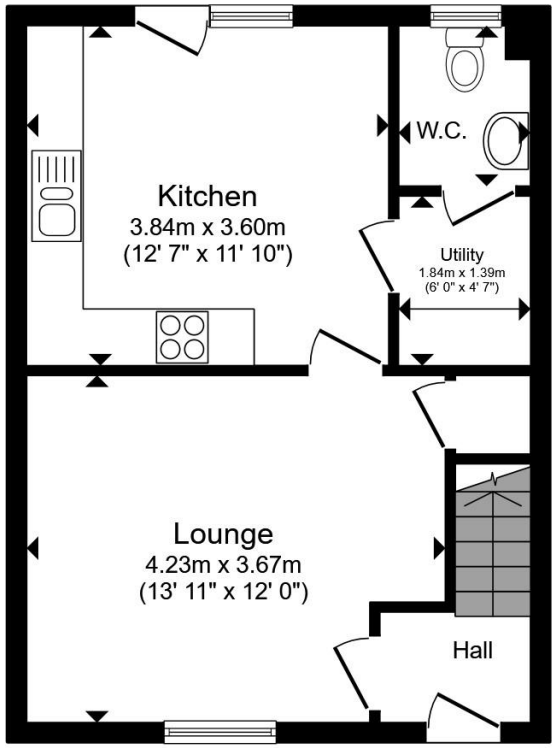
Miller Countrywide are pleased to market this immaculately presented, two double-bedroom, semi-detached home situated within a popular village location, offering driveway parking for multiple vehicles, garden, and within walking distance of the local shops, bus routes and schools.

The internal accommodation comprises entrance hallway, living room with built-in under-stair storage, kitchen/diner with rear garden access, utility room and cloakroom. The first floor provides landing with airing/storage cupboard, two double-bedrooms, one of which including double built-in wardrobe, and a family bathroom.

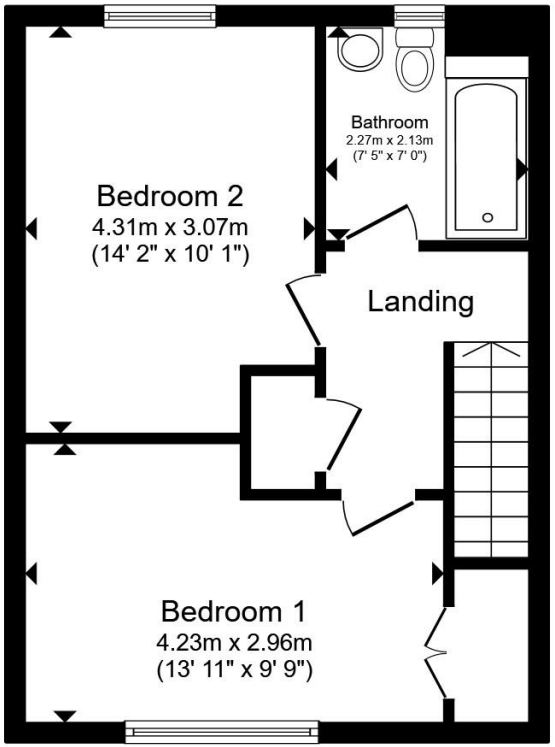
Externally, the front provides driveway parking for two vehicles. There is access to the rear via the left-hand side of the property. The rear offers a private, enclosed, low maintenance garden laid to patio and stone chippings, along with a timber shed. The property is complimented with air source heating, uPVC double glazing, fibre connected to the premises, and on mains water, electricity, and drainage. Council Tax Band - B. EPC - B. This property was constructed in 2020 and has 4 years remaining on the NHBC warranty. Please note this property is available at 40% ownership. Rent payable - £300.86. This includes buildings insurance/service charge.







Ground Floor



First Floor

Total floor area 78.8 m² (849 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Miller Countrywide







Council Tax Band: **B**

Tenure: **Leasehold**

Rent Payable: **£300.86**

Years Left on Lease: **119**

Viewing by appointment

T: 01726 66435
E: staustell@millercountrywide.co.uk
5-7 Fore Street, St Austell, Cornwall, PL25 5PX

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Miller Countrywide is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: STU_STU260618_R6PL_8