

Parklands, Nanpean, St. Austell

Asking Price: £120,000



Miller Countrywide are pleased to market this well presented, two double-bedroom, terraced home situated within a popular village location, offering resident parking, garden, and within walking distance of the local shops, bus routes and schools.

The internal accommodation comprises of an entrance porchway leading into a hallway, well sized living room, kitchen with porchway providing access to the rear garden. The first floor provides landing with two airing/storage cupboard, two brilliantly sized double-bedrooms, family bathroom and separate toilet.

Externally, 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 electric heating, uPVC double glazing, and on mains water, electricity, and drainage. Council Tax Band - A. EPC - D. Estate Managment Charge - £183 pa.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a...









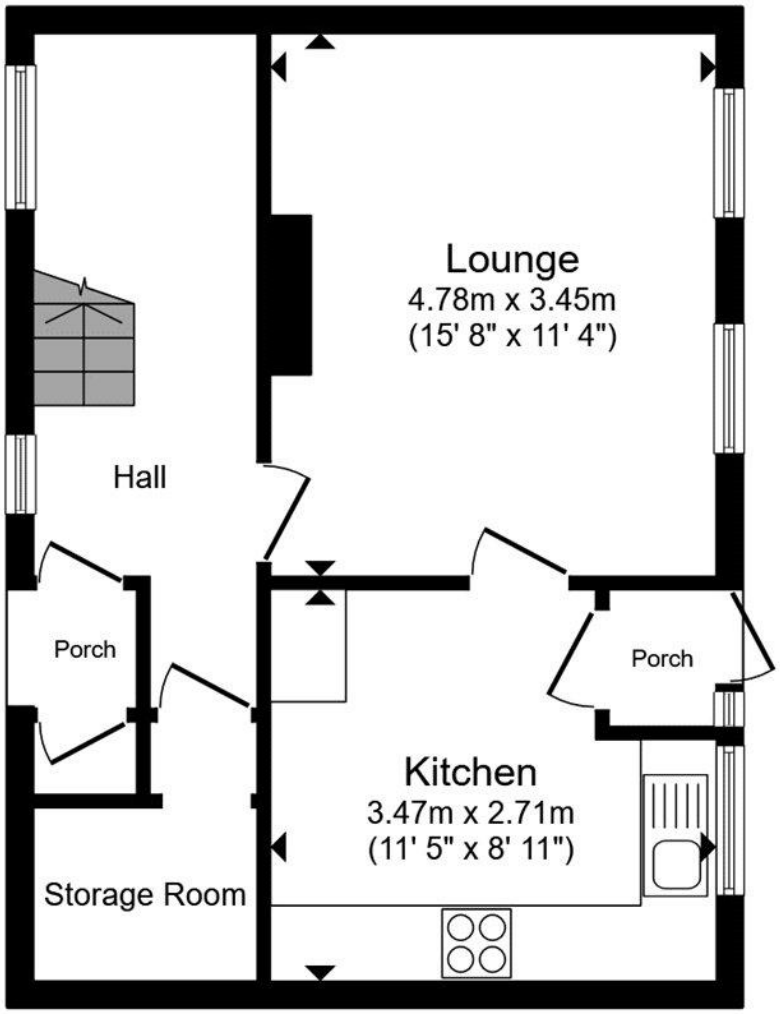

VILLE DE PARIS



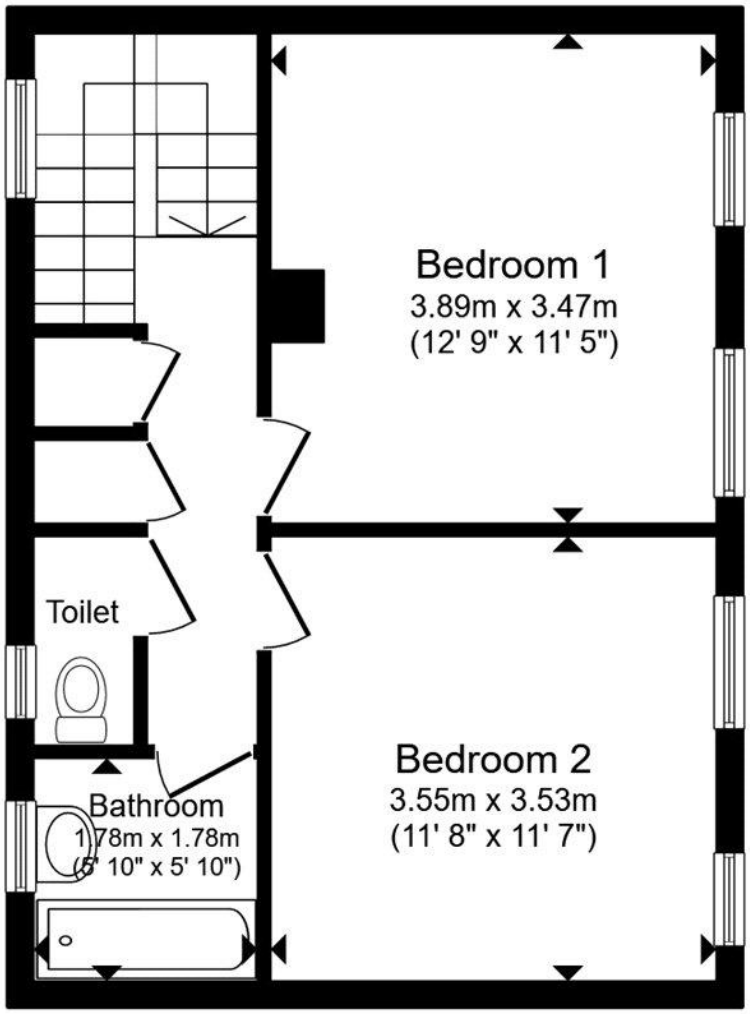








Ground Floor



First Floor

Total floor area 80.4 m² (866 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: **A**

Tenure: **Freehold**

Viewing arrangement by appointment: **01726 66435**

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.

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