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**Feock,
Truro**

**£150,000
Leasehold**





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Property Introduction

A very well presented first floor apartment located in the sought after village of Feock.

The apartment has been tastefully decorated and has the benefit of uPVC double glazing complemented by an electric heating system.

Approached via its own private entrance, stairs ascend to an inner hallway giving access to a generous bedroom, lounge, kitchen with separate dining area and a shower room.

Being situated on the first floor, the apartment enjoys an elevated position taking in a rural view.

Externally are communal parking facilities along with maintained gardens and parking spaces within the development for the apartment's residents.

Location

Feock lies approximately five miles from the city of Truro which has a variety of established independent shops sat alongside the more well known national retail outlets. The city has a good range of restaurants, cafes, parks along with the Hall for Cornwall with the river taking you towards the village of Malpas and its popular Heron Inn.

Feock itself has beautiful surroundings being a waterside village and popular with those who enjoy watersports from Loe Beach with kayakers and paddle boarders utilising the facilities and cafe. The King Harry Ferry operates to the Roseland on a regular basis whilst the National Trust Gardens at Trelissick are nearby with its woodland walks and access to its house and gardens.

ACCOMMODATION COMPRISES

uPVC door opening to:-

ENTRANCE

Staircase giving access to a half landing leading to inner landing and access off to:-

LOUNGE 14' 3" x 10' 7" (4.34m x 3.22m) maximum measurements

uPVC double glazed window to front elevation with a pleasant outlook. Wall mounted 'Smeg' electric fire, laminated flooring, built-in storage cupboards with shelving over.

KITCHEN 9' 7" x 6' 4" (2.92m x 1.93m)

uPVC double glazed window to rear elevation. Range of wall and base storage cupboards with drawers having work surfaces over incorporating a single stainless steel sink unit with mixer tap, built-in oven, hob with extractor over, plumbing for dishwasher and automatic washing machine. Recess for fridge/freezer, part tiled walls. Archway giving access to:-

DINING AREA 9' 3" x 5' 8" (2.82m x 1.73m) L-shaped, maximum measurements

Laminated flooring.

BEDROOM 14' 3" x 8' 2" (4.34m x 2.49m)

uPVC double glazed window to front elevation enjoying pleasant views. Wall mounted electric heater. Laminated flooring. Access to loft.

SHOWER ROOM

Shower cubicle, wash hand basin with storage cupboard under with mirror and shelf over and close coupled WC. Wall heater and slate tiled floor.

EXTERIOR

As previously mentioned within the development are parking facilities for the apartments along with a maintained communal garden with drying facilities and useful storage unit. There is also a bin storage area.

SERVICES

Mains drainage, water and electricity.

LEASEHOLD INFORMATION

125 year lease commencing 2001 with a current ground rent of £10.00 per annum, maintenance charge of £180.00 for 2023, this includes buildings insurance with the maintenance charge being reviewed every September.

AGENT'S NOTE

The Council Tax Band for the property is band 'A'.

Our Lettings Director Ben Nichols, estimates that the apartment could generate an income in the region of £750 to £800 per calendar month if rented on a shorthold tenancy.

DIRECTIONS

Proceed into Feock from Playing Place, on reaching the triangle turn left proceeding a short distance along where Elm Grove it situated on the right hand side. If using What3words:- embellish.than.inflating

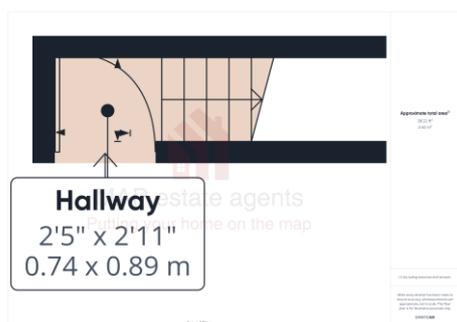
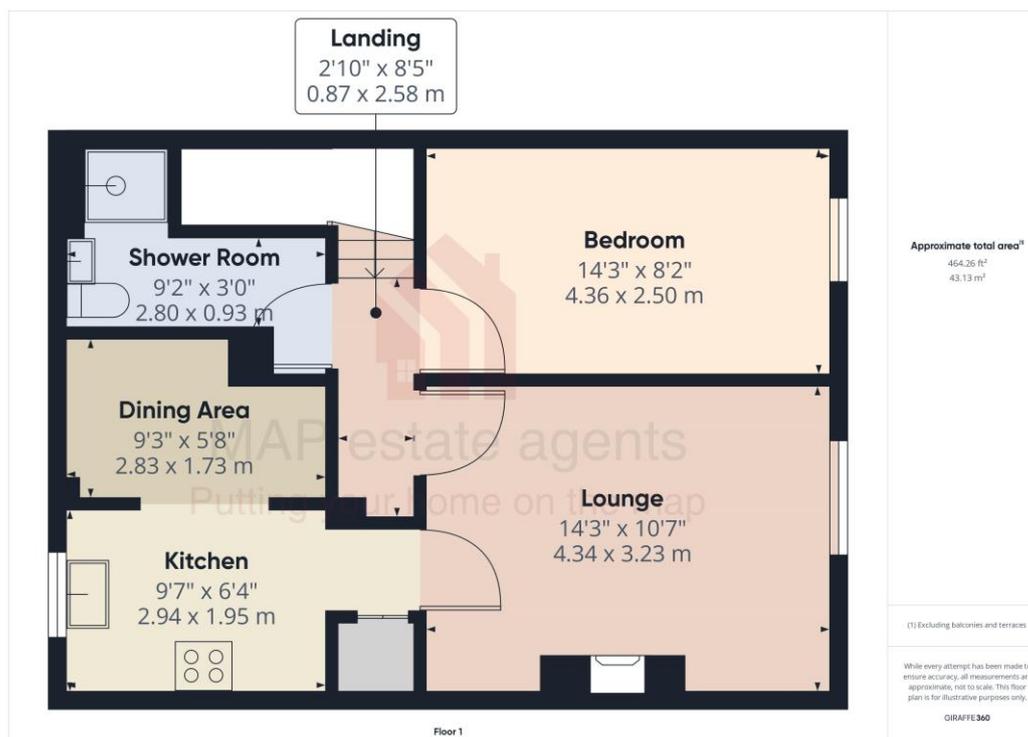


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- One double bedroom first floor flat
- Located in highly sought after desirable location
- Kitchen with separate dining area off
- uPVC double glazed windows and electric heating
- Presented to a very high standard
- Communal parking within the development
- Pleasant rural outlook
- Short distance to Loe Beach and beautiful walks
- Ideal investment opportunity
- Truro approximately five miles distant



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