

29 Pochin House Pochin Drive, St. Austell, Cornwall, PL25 3RX



£179,950 Leasehold

- Stone elevated semi-detached coach house apartment
- Prestigious gated environment within Pochin House development
- Available with vacant possession, no ongoing chain
- Enclosed private garden to rear
- Private space and further visitor parking
- Communal grounds
- Lounge with walk through to kitchen, 2 bedrooms, master with built-in wardrobe, bathroom
- Electric night storage and panel heating
- UPVC double glazing

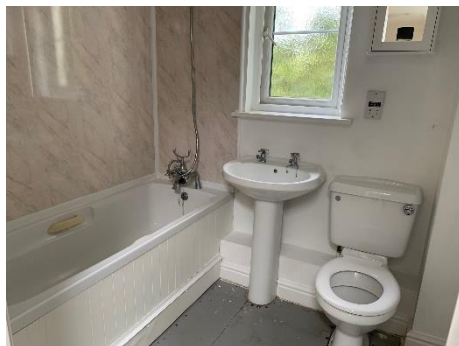
This is an attractive 2 bedroom coach house style apartment, situated in a popular gated environment within the Pochin House development offering spacious light accommodation, parking space and it's own private garden.

Pochin House is an impressive development of apartments, converted from a former "clay dry" with gated entrance and communal gardens, and facilities for visitor parking are features which this property enjoys. This coach house is effectively a semi-detached property with a range of garages under, not a flat within a communal block, this property has it's own front entrance and rear entrance doors together with it's own enclosed private garden.

Considered ideal for first time purchases, retired or professional couples or those seeking an excellent lock up and leave holiday home investment and early appointments to appraise are strongly advised.

Accommodation

Front Entrance	Tiled canopy entrance porch, door to front entrance leading to hallway.
Hallway	Good immediate reception area, electric wall mounted heater, staircase to main hall at first floor level with good natural light via roof light. Half glazed door leading to rear garden. Electric wall mounted heater. Entry phone. Door to both bedrooms, door to bathroom and door to lounge which in turn leads through to kitchen.
Lounge	13' 9" x 11' 0" (4.19m x 3.35m) Timber design laminate flooring, electric wall mounted heater, TV and telephone point. Window to front. Opening to kitchen.
Kitchen	8' 6" x 6' 5" (2.59m x 1.95m) Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over with concealed worktop lighting. Part tiled walls adjacent. Inset sink units fitted oven and hob with hood over, integrated dishwasher and fridge/freezer. Window to front enjoying distant sea glimpse.
Bedroom 1	10' 2" x 9' 0" (3.10m x 2.74m) Widening to 10' (3.5m) Plus recessed wardrobes with mirror fronted sliding doors. Door to recessed airing cupboard, timber design laminate flooring. Electric panelled heater and window to front.
Bedroom 2	8' 10" x 6' 5" (2.69m x 1.95m) Plus door recess. Velux window to rear. Timber design laminate flooring and electric panel heater.
Bathroom	7' 1" x 5' 6" (2.16m x 1.68m) Fitted with a white suite comprising panelled bath, pedestal wash hand basin and close coupled WC. Fully tiled around bath area with part tiled walling adjacent. Extractor fan and pattern glazed window to side.



Outside

The property is approached via a sweeping driveway gated entrance serving Pochin House, this property is located around to the rear of the complex where there is immediate parking space alongside the property and further visitor parking and the use of the communal grounds. Small private garden which extends to the rear providing a timber decked area with steps leading down to a further timber decked area with Cornish stone gabian basket walling and timber fencing to boundaries.



Agent's Note

The property is held on a 1000 year lease from 2003.

The vendor has informed us the current maintenance charge is £67 per month.

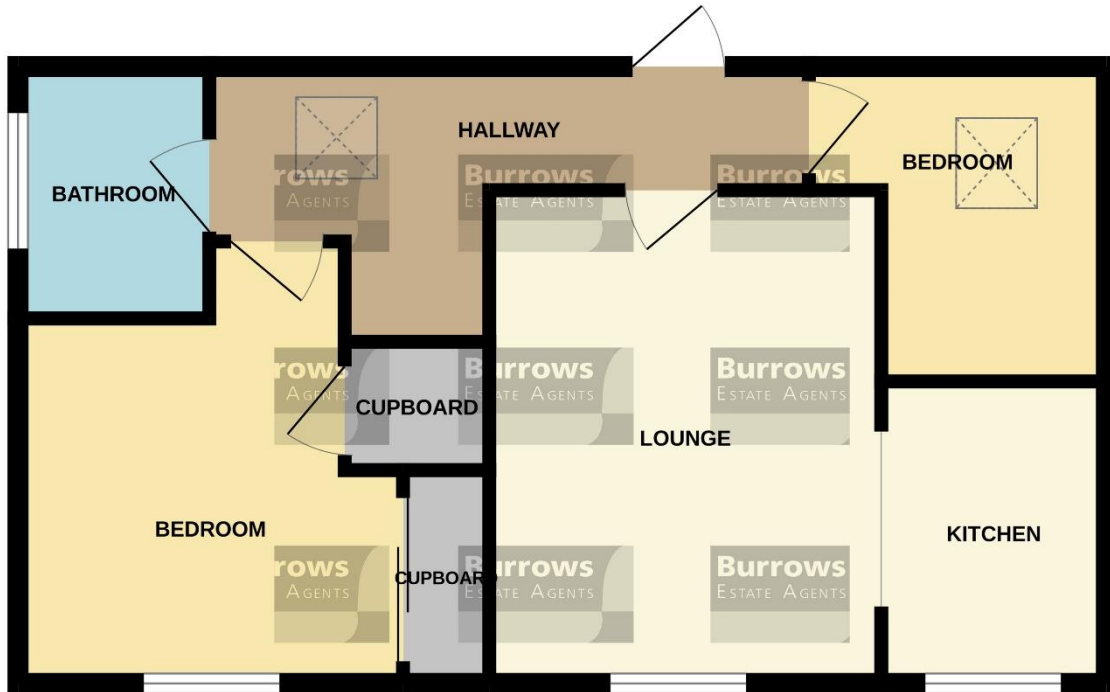
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band A as at September 2023

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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