Cottage 2, Porthpean, St. Austell, Cornwall PL26 6AY

GUIDE PRICE **£295,000+***

RESIDENTIAL INVESTMENT

Description

A charming two bedroom semi-detached cottage situated in the highly sought after hamlet of Higher Porthpean. The property has the benefit of sea views from the master bedroom and the level enclosed garden with lawn, patio seating area and two outside stores, along with a car parking space. The cottage has previously been a successful holiday lettings venture but is now being sold with an established rolling assured shorthold tenancy and generating an income of £680pcm/£8,160 pae.

Situated

The property is located in the hamlet of Higher Porthpean on Porthpean Beach Road and enjoys far reaching sea and coastal views over St Austell bay. Porthpean meaning 'Little Cove' is a small village neighboured by Duporth and within easy reach of Charlestown either by car or a walk north east along the south west coast path. Porthpean is well known for its sailing club and sandy beach with some beautiful hidden coves only accessible by water. There is also a beach shop providing refreshments and food. The village is readily commutable to Truro, Bodmin and St. Austell, offering an extensive range of shopping and leisure facilities, along with educational facilities catering for all age groups.

Ground Floor

Entrance porch, hallway, sitting room, kitchen/diner.

First Floor

Landing, two bedrooms and bathroom.

Outside

Level enclosed garden with lawn, patio seating area, two outside stores and parking to the rear of the property.

Auctioneer's Note

Please be advised that the neighbouring property has a right of access across the pathways to the front and rear of the property, also that the property has a flying freehold over the adjacent property.

Viewings

Strictly by prior appointment with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

E

Council Tax Band

C