



Southbourne Road
St. Austell
PL25 4RT

£360,000

- SPACIOUS FAMILY HOME
- FLEXIBLE ACCOMMODATION
- IDEAL FOR MULTI GENERATIONS
- SELF CONTAINED ANNEXE
- AMPLE PARKING
- FOUR BEDROOMS
- THREE BATHROOMS
- TWO RECEPTION ROOMS



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1700.00 sq ft



4



3



2



D66

Summary

A very well presented four double bedroom family home, previously a bed and breakfast home, and now adapted to be a very flexible home which could be a spacious family home or divided to create a home and income or for multi generational family use, with a self contained annexe to the rear. The property is well located with the town centre a within a short walking distance, and also there are many local walks towards Pentewan, Porthpean and Charlestown with great beaches and local restaurants and public houses.

Property

This is a large home and has very flexible accommodation and having been a guest house and now a home has great potential to re-configure to ones personal taste and needs. The property is well presented and is gas centrally heated with accommodation that briefly comprises, entrance hall with stained glass, living room, kitchen/diner. ideal for entertaining, bathroom, bedroom or separate reception room, shower room, and side porch. On the first floor is a lovely spacious bedroom with bay window to front, side dressing room/study, rear double bedroom with ensuite bathroom and doors leading onto rear balcony. On the second floor is a small landing and WC, and large bedroom with skylights.

To the front is a parking area with plenty of parking for numerous cars, and to the rear is an enclosed garden, paved and ideal for alfresco dining, and a former garage now converted to a self contained unit with living/dressing room/kitchen, and shower room, and this would be ideal for letting or for a business /office or dependant relative.

Location

Located on Southborne Road providing good access to St Austell town centre with many local amenities, including many shops, business and restaurants, Cinema and main line railway station. Other popular nearby destinations are Charlestown, Porthpean beach, Duporth, Pentewan, Mevagissey, the Eden project and the Lost Gardens of Heligan.

Entrance Hall

An impressive stained glass front door and side panels, tiled vinyl effect flooring, staircase to first floor, panelled radiator, panelled door leading to:

Living Room

14'9" x 14'7" (4.51 x 4.47)

A spacious reception room with uPVC double glazed bay window to front elevation, panelled radiator, doors to:

Kitchen/Diner

23'1" x 11'11" (7.04 x 3.65)

A lovely room for family entertaining, dining area with tiled floor, panelled radiator, French doors to further reception room/bedroom four,

kitchen area with Cream Country style wall and matching wall units, tiled worktops, one and half bowl sink unit and mixer taps, Rangemaster cooker and hob with extractor hood over, space and plumbing for dishwasher, space for fridge/freezer, double glazed window to side elevation, wall mounted gas combi boiler, tiled floor and door leading to:

Bathroom

14'5" x 7'10" (4.4 x 2.4)

Accessed from Living room with panelled bath, low level WC, shower cubicle, tiled floor, obscure double glazed window to side, vanity unit with inset wash basin and cupboard, tiled walls and heated towel rail.

Inner Hall

This is entered from the Kitchen providing access to the side hall porch, shower room and bedroom 4/reception room.

Side Porch

5'8" x 7'10" (1.74 x 2.39)

With door to side of property, tiled floor and built in cupboard.

Shower room

5'8" x 5'0" (1.73 x 1.54)

Pedestal wash basin, corner shower cubicle with Mira shower, low level WC, tiled floor, obscure double glazed window to rear elevation

Bedroom four/Reception room

13'9" x 10'7" (4.21 x 3.23)

Plus recess for wardrobes, panelled radiator, sliding patio doors to rear enclosed garden.

First floor

Landing with stairs to second floor, built in cupboard, panelled radiator, door to two bedrooms and bathroom.

Bedroom One

14'10" x 14'8" (4.53 x 4.49)

A bright room with bay window to front elevation with far reaching rural views, panelled radiator, door to:

Dressing room/Study

7'8" x 7'4" (2.35 x 2.26)

Panelled radiator, window to front elevation, dado rail.

Bedroom Two

11'11" x 11'11" (3.65 x 3.64)

Double panelled radiator, picture rail, uPVC double glazed window and door leading on to the balcony (3.6m x 2.6m with railing and a lovely space for outside entertaining. Door from bedroom to:



Ensuite

10'5" x 5'3" (3.20 x 1.61)

Panelled bath Mira shower over, obscure double glazed windows to rear and side, vanity unit with inset wash basin and cupboard below, low level WC.

Second Floor landing

With sky light and far reaching rural views, storage space in eaves, door to:

Toilet

4'7" x 4'1" (1.42 x 1.25)

Sky light, low level WC, pedestal wash hand basin.

Bedroom Three

12'11" x 12'0" (3.95 x 3.66)

Skylights with far reaching rural views, access to eaves, panelled radiator.

Outside

To the front is a large parking area, side path leading to the enclosed rear garden with easy maintained paving, garden shed 3m x 2m ideal for easy storage, further shed, used as a utility room, raised corner terrace area.

Annexe

13'6" x 7'11" (4.13 x 2.43)

Double glazed door to front, open planned living space with living room area, fitted kitchen with range of fitted units single drainer stainless steel sink unit with mixer taps, electric heater, door to Shower room:

2.35 x 1.06 with Low level WC, shower cubicle, and wash basin.

Services

Mains water, electricity, drainage, gas. Council band currently being re rated, potential banding 'C'



Directions To Property

Leaving Asda carpark, turn left towards Truro and the property will be found on the right almost opposite the Texaco Garage.



Contact Us

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Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		78	
England & Wales		EU Directive 2002/91/EC	

