



Hallaze Road  
Penwithick  
St. Austell  
PL26 8UT

Asking Price £240,000

- Village Location
- Two Reception Rooms
- New Flooring Throughout
- Useful Loft Room
- Modern Electric Heaters
- Spacious Rear Garden
- Off Road Parking
- Council Tax Band A



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Tenure - Freehold

Council Tax Band - A

Floor Area - 1184.00 sq ft



### Property Description

Millerson Estate Agents are pleased to bring this three bedroom property to the market. Located in Penwithick, just on the outskirts of St Austell, the current owners have significantly improved the property since purchasing making it an ideal property for first time buyers. Upon entering the property, you are greeted with an entrance hall benefitting from original geometric floor tiles. This leads into the dining room which then provides access into the separate kitchen and lounge which is home to a working fire. The current owners have added a conservatory next to the kitchen, which is an ideal place for enjoying a cup of tea and reading a book. All flooring throughout the property has been replaced within the last two years with downstairs benefitting from laminate flooring and carpeted flooring upstairs. The first floor is home to three bedrooms and a four-piece bathroom suite which was also upgraded within the last two years. The property also benefits from a useful loft room which is currently used as a fourth bedroom, however, please note that there are no building regulations in place for this. Outside, there is a larger than average tiered garden which is mostly laid to lawn. There is a decked area which is ideal for garden furniture and enjoying the Cornish sunshine as well as a small stream. The property is heated via electric panel radiators which were installed in 2021 and falls under Council Tax Band A. Viewings are strictly by appointment and are highly recommended to appreciate all that this property has to offer.

### Location

The village of Penwithick is located on the outskirts of St Austell enjoying both easy access into the surrounding countryside, combined with the benefit of the comprehensive facilities available in St Austell, just a few miles away. Penwithick itself offers takeaway shops and convenience stores. These include a main line rail-link to London, Paddington, numerous pubs, restaurants and bistros, whilst further afield lies the world renowned Eden Project and the stunning beaches of both the north and south coasts. St Austell offers a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short

drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

### The Accommodation Comprises

All dimensions are approximate.

#### Entrance Hall

Consumer unit housed. Geometric floor tiles. Stairs to first floor.

#### Lounge

12'2" x 9'6" (3.73m x 2.91m)

Double glazed window to the front aspect. Skimmed ceiling. Working fire with hearth. Wall mounted electric heater. Ample plug sockets. Broadband point. Skirting. Laminate flooring.

#### Dining Room

13'6" x 11'10" (4.14m x 3.62m)

Double glazed window to the rear aspect. Coving. Two built in storage cupboards. Additional storage cupboard under the stairs with power. Wall mounted electric heater. Ample plug sockets. Skirting. Laminate flooring.

#### Kitchen

10'4" x 7'4" (3.15m x 2.24m)

Double glazed window to the rear aspect. Skimmed ceiling. A range of wall and base fitted units with roll top work surfaces. Integrated fridge freezer, oven, electric hob, dishwasher and washing machine. Sink with drainer. Ample plug sockets, Laminate flooring. French doors leading into:

#### Consevatory

15'4" x 10'3" (4.68m x 3.13m)

Matching base units with roll top work surfaces. Integrated fridge. Ample plug sockets with USB ports. Laminate flooring. Door leading out to rear garden.

#### First Floor

Skimmed ceiling. Smoke sensor. Plug socket. Skirting. Carpeted flooring. Doors leading to:



### Bedroom One

11'6" x 10'0" (3.53m x 3.05m)

Double glazed window to the rear aspect. Skimmed ceiling. Wall mounted electric heater. Ample plug sockets. Skirting. Carpeted flooring.

### Bedroom Two

12'9" x 9'0" (3.91m x 2.75m)

Double glazed window to the front aspect. Coving. Wall mounted electric heater. TV point. Ample plug sockets. Skirting. Carpeted flooring.

### Bedroom Three

9'9" x 6'5" (2.98m x 1.98m)

Double glazed window to the front aspect. Skimmed ceiling. Wall mounted electric heater. Ample plug sockets. Skirting. Carpeted flooring.

### Bathroom

9'11" x 6'9" (3.03m x 2.07m)

Frosted double glazed window to the rear aspect. Freestanding bath. Shower cubicle with waterfall head and additional shower head. WC with push flush. Wash basin with mixer tap. Heated towel rail. Cupboard housing hot water tank with additional plug sockets. Vinyl flooring.

### Loft Room

20'5" x 15'8" (6.24m x 4.80)

Measurements include eaves space.

Two double glazed Velux windows to the front aspect. Wall mounted electric radiator. Ample plug sockets. Skirting. Carpeted flooring.





Hallaze Road, Penwithick, St. Austell, PL26 8UT

### Outside

To the front- Off road parking for two vehicles. Side access.

To the rear- Steps leading down to a tiered garden mostly laid to lawn. Decked area ideal for enjoying the Cornish sunshine. Outside tap.

### Parking

There is off road parking for two vehicles. On street parking is also available close by.

### Agents Note

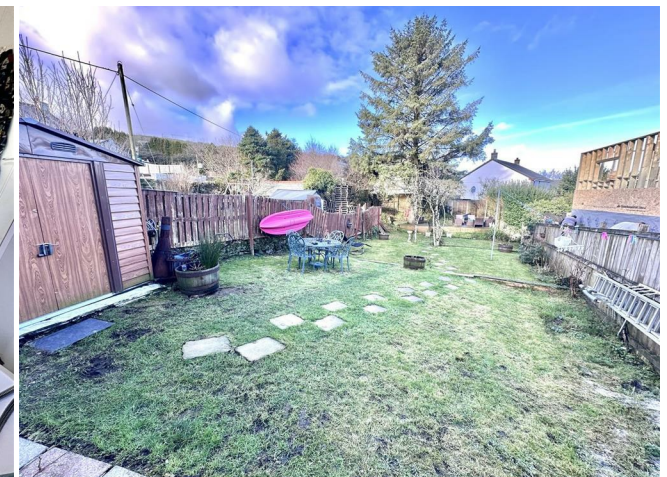
Please note that there is a right of way through the rear garden for neighbouring properties. Although the loft room is currently used as a fourth bedroom, there are no building regulations in place. We understand that planning has been granted for a house to be built in a neighbouring garden. The construction of this has started and is nearing completion,

### Tenure

Freehold.

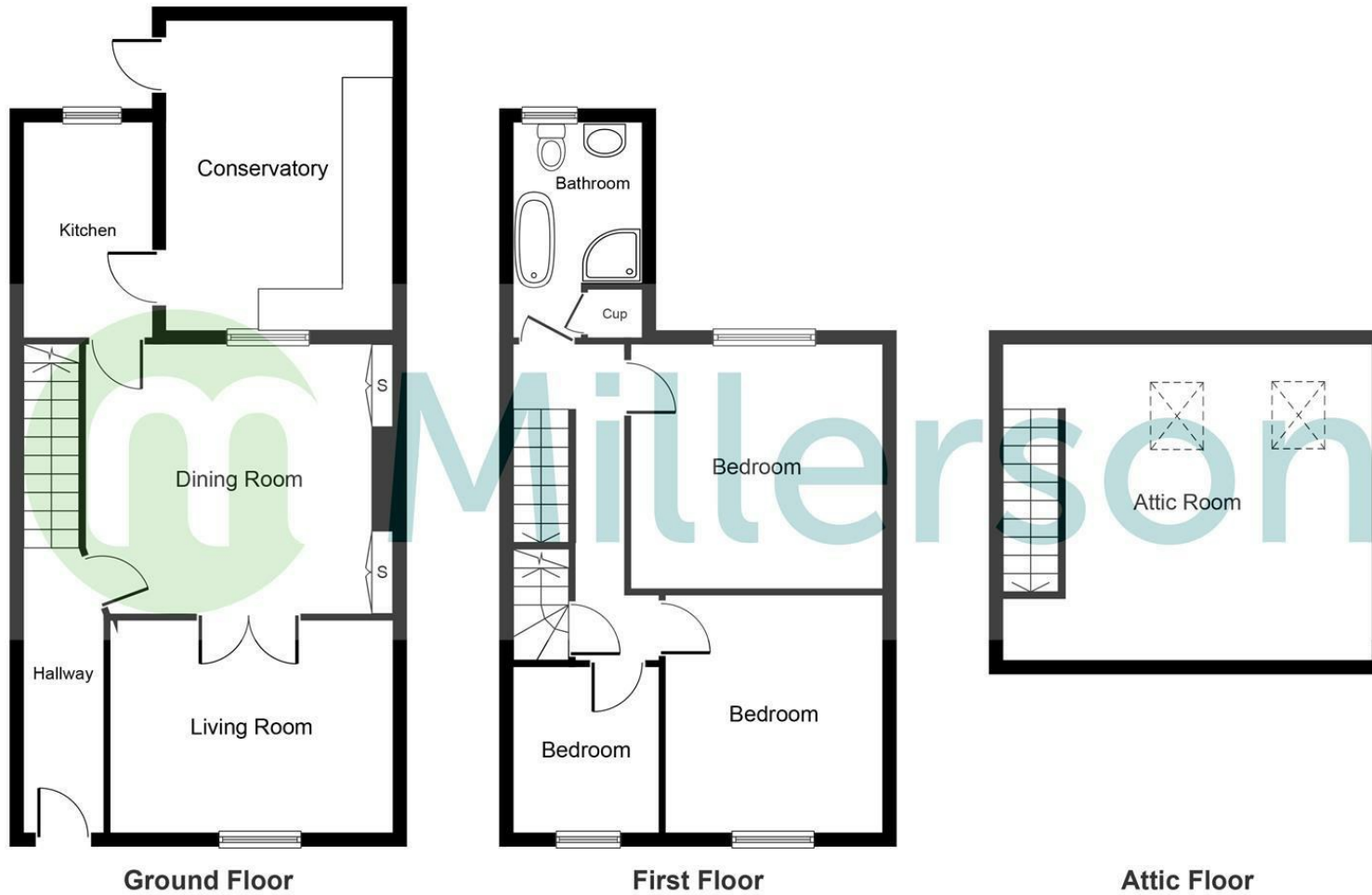
### Services

Mains electricity, water and drainage. Council Tax Band A.



## Directions To Property

On entering the village from St Austell, proceed past the local Fish and Chip shop and take the turning to the left onto Hallaze Road. The property will be located almost immediately on your right-hand side where a member of the team will be there to meet you.



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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## Valuation Request

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

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