



**Kober Way
St Austell
PL25 3GE**

Price Guide £350,000

- SHOW HOME CONDITION
- SIGNIFICANTLY UPGRADED
- FOUR DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- GARAGE AND OFF ROAD PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- COUNCIL TAX BAND C



Tenure - Freehold

Council Tax Band - C

Floor Area - 1130.00 sq ft



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B85

Property Description

Millerson Estate Agents are thrilled to bring this four bedroom, semi-detached property located in Gwallon Keas to the market. Built in 2021, this property has been well cared for and upgraded by its current owners and has around 7-years remaining on its NHBC certificate. Upon entering the property, you are greeted with a spacious hallway with stairs leading up to the first floor and a door through to the open plan kitchen / lounge / diner. The kitchen benefits from integrated appliances throughout with ample cupboard space whilst the lounge/diner is a great area for hosting and entertaining. Double glazed French doors lead out into the enclosed and south facing rear garden. Karndeian oak effect flooring has been laid throughout whilst shutter blinds have been added onto the windows. The first floor boasts four good sized bedrooms, all of which benefit from TV and network points along with the family bathroom. Externally, there is a sizeable south facing, enclosed garden with an extended patio area - perfect for enjoying the Cornish sunshine. Oak veneer internal doors are present throughout to add to the cosy and homely feel. The rear garden also provides access into the garage. To the front, you will find a bricked driveway providing off road parking for one vehicle alongside a low maintenance front garden with steps leading up to the front door. The property is heated via gas fired radiators which can be controlled via an app and falls under Council Tax Band C. Viewings are highly recommended to appreciate all that there is to offer and are strictly by appointment only.

Location

Kober Way can be found within the recently constructed residential development of Gwallon keas in the Holmbush area. It is close by to local amenities, supermarkets and schools, with the historic village of Charlestown, most known for being used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark only a short drive away, St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world-famous Eden Project. Pinetum Gardens is within walking distance and is the perfect place for walking your dog and getting those

steps in. Truro City Centre is approximately sixteen miles away and provides a wide range of shopping facilities and restaurants.

The Accommodation Comprises

All dimensions are approximate.

Entrance Hall

Composite door with glazed panel. Cupboard housing consumer unit, electric meter, and gas meter. Security alarm. Radiator. Plug sockets. Skirting. Karndeian wood effect flooring. Stairs to first floor. Door leading into:

Kitchen

12'10" x 12'4" (3.93m x 3.78m)

Double glazed window to the front aspect with shutter blinds. Skimmed ceiling. Recessed spotlights. Smoke sensor. A range of wall and base white gloss fitted units with oak affect roll top work surfaces. Integrated frost freeze fridge freezer, electric induction hob with splashback and extractor over, double oven, washing machine, dryer and dishwasher. One and a half stainless steel sink with drainer. Ample plug sockets. Karndeian wood effect flooring.

Lounge/Diner

19'5" x 17'1" (5.93m x 5.23m)

Double glazed window to the rear aspect with shutter blinds. Skimmed ceiling. Recessed spotlights. Under stair storage cupboard with lighting. Two radiators. Ample plug sockets. TV and network point. Skirting. Karndeian flooring. French doors with shutter blinds leading out to the rear garden.

Cloakroom

5'6" x 2'11" (1.68m x 0.90m)

WC with push flush and soft close lid. Wash basin with mixer tap. Tiling around water sensitive areas. Radiator. Skirting. Karndeian wood effect flooring.

First Floor

Skimmed ceiling. Smoke sensor. Positive air flow system. Loft access. Two storage cupboards – one of which houses the boiler. Radiator. Plug sockets. Skirting. Carpeted flooring. Doors leading to:



Bedroom One

12'3" x 10'5" (3.74m x 3.20m)

Double glazed window to the front aspect with shutter blinds. Skimmed ceiling. Built in mirrored wardrobe. Radiator. TV and network point. Ample plug sockets. Skirting. Carpeted flooring.

Bedroom Two

11'10" x 9'2" (3.61m x 2.80m)

Double glazed window to the rear aspect with shutter blinds. Skimmed ceiling. Radiator. TV and network point. Ample plug sockets. Skirting. Carpeted flooring.

Bedroom Three

11'8" x 9'3" (3.56m x 2.84m)

Double glazed window to the side aspect with shutter blinds. Skimmed ceiling. Radiator. TV and network point. Ample plug sockets. Skirting. Carpeted flooring.

Bedroom Four

12'4" x 7'3" (3.77m x 2.22m)

Double glazed window to the rear aspect with shutter blinds. Skimmed ceiling. Radiator. TV and network point. Ample plug sockets. Skirting. Carpeted flooring.



Bathroom

6'11" x 6'10" (2.11m x 2.09m)

Frosted double glazed window to the front aspect. Skimmed ceiling. Recessed spotlights. Bath with mains fed shower over. WC with push flush and slow close lid. Wash basin with mixer tap. Heated towel rail. Shaver point. Tiling around water sensitive areas. Skirting. Vinyl flooring.



Kober Way, St Austell, PL25 3GE

Outside

To the front- Low maintenance stone chipping area. Hardstanding steps leading to front door. Bricked driveway with off road parking for one vehicle. Side access.

To the rear- Enclosed south facing garden mostly laid to lawn. Extended patio area ideal for garden furniture. Outside tap. Courtesy light. Access into the garage.

Garage

19'7" x 10'11" (5.97m x 3.34m)

Metal up and over door. Lighting. Plug sockets.

Parking

There is off road parking for one vehicle in addition to the garage.

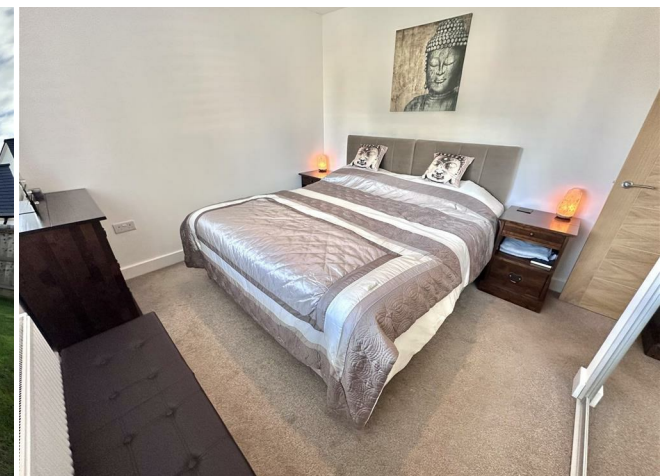
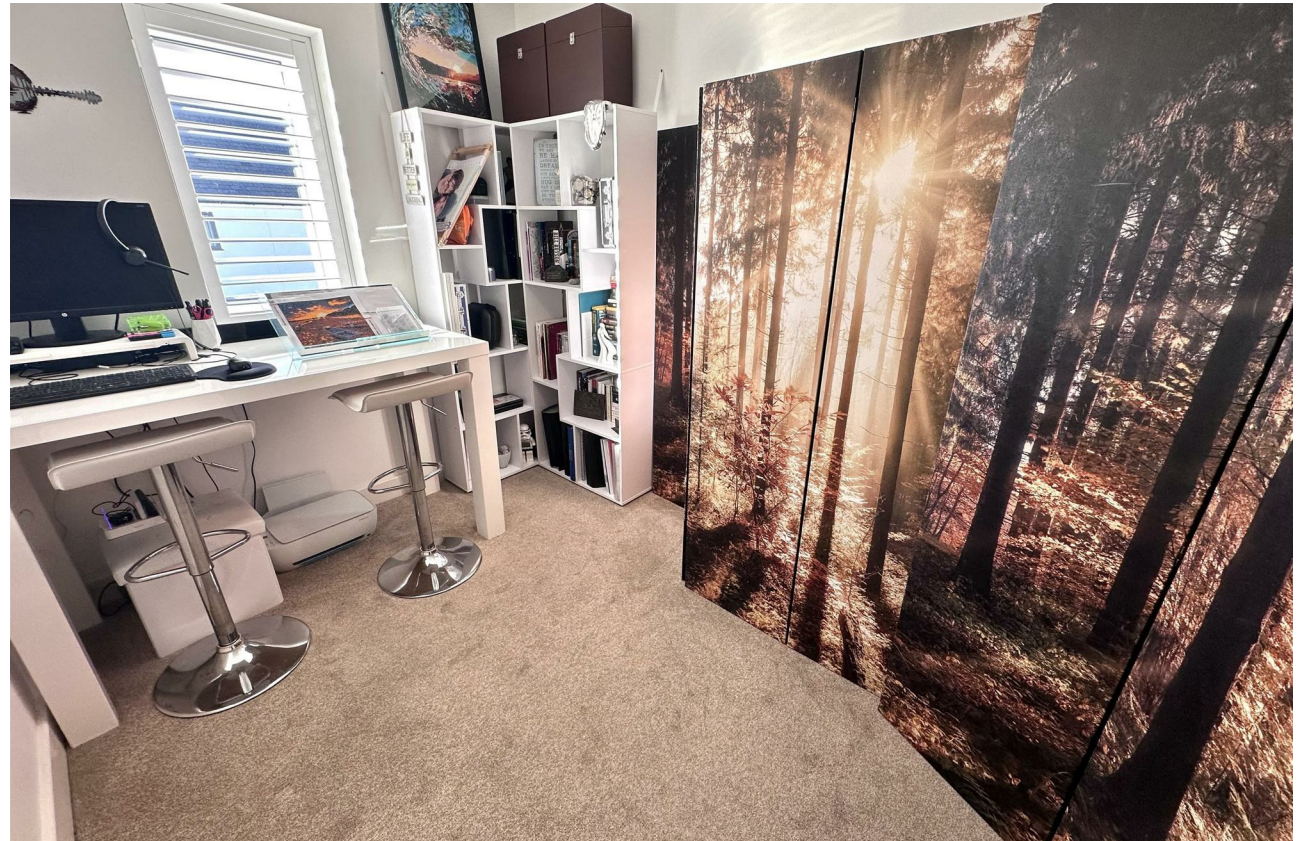
Services

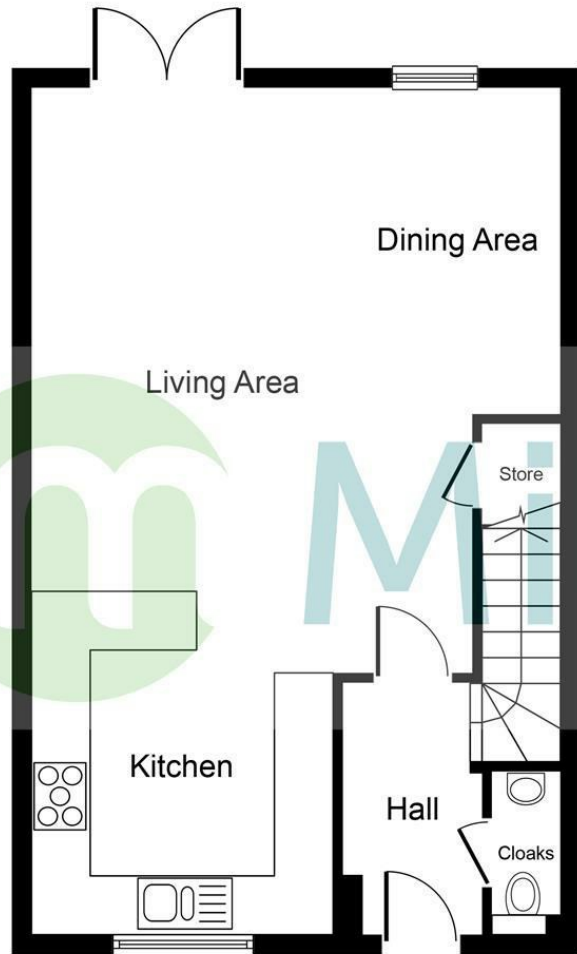
Mains electricity, gas, water (metered) and drainage. This property falls under Council Tax Band C.

Agents Note

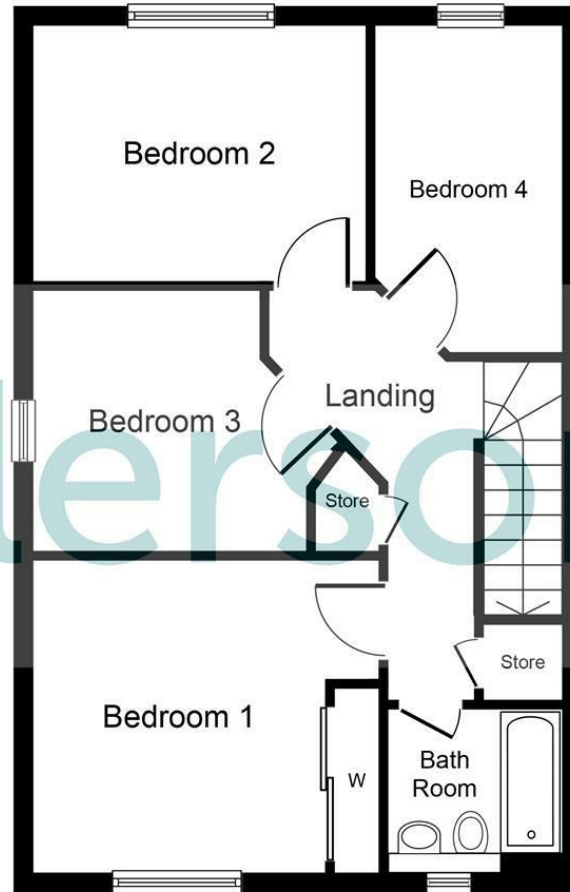
Once the development has been completed, Devonshire Homes will be organising a management company for the up-keep of shared areas meaning there will be an estate service charge in respect of these amenities. These costs are to be confirmed.

The shed in the garden is available via separate negotiation.





First Floor



First Floor

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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Directions To Property

From St Austell head out onto the A390, passing Tesco on your left hand side heading towards St Blazey. As you go past Bucklers Lane, turn right onto the Devonshire Homes development just after the traffic lights. Head up Cuddra Road, taking the first left onto Kober Way. The property will then be located on your right-hand side and identified with a round Millerson 'For Sale' sign.

Contact Us

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Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

