



Eddystone Road St. Austell PL25 4JD

Price Guide £400,000

- FOUR DOUBLE BEDROOMS AND ATTIC ROOM
- SITUATED UPON AN EXPANSIVE LEVEL PLOT
- SPACIOUS LAID TO LAWN FRONT AND REAR GARDENS
- AMPLE OFF STREET PARKING ON BRICK PAVED DRIVEWAY
- QUIET RESIDENTIAL NO THROUGH ESTATE
- WALKING DISTANCE TO LOCAL PRIMARY AND SECONDARY SCHOOLS
- FAR REACHING SEA VIEWS
- OUTSIDE STUDIO / SUMMER HOUSE
- CONSERVATORY AND UTILITY ROOM
- COUNCIL TAX BAND C



Tenure - Freehold

Council Tax Band - C

Floor Area - 2368.06 sq ft



4



1



1



D67

Property Description

Millerson Estate Agents are proud to present this four / five bedroom versatile bungalow, situated on the popular Eddystone Road in St Austell, to the market. The bungalow occupies an expansive level plot with sizeable front and rear gardens. It has been lovingly renovated and modernised over recent years, and so is in move in ready condition. It benefits from four double bedrooms on the ground floor with an attic room on the first floor which has many versatile uses including office/studio space and enjoys far reaching views of St Austell Bay. Additionally there is more than enough off street parking for multiple vehicles with the owners having plans drawn up for a garage to be constructed to the front. In the rear garden the outbuilding has been converted to an entertaining area and is currently being used a home bar but could be used a summer house with its double doors opening on to the rear garden. This home would be perfect for those with growing families as highly regarded schools are situated close-by. The property is connected to all mains services and falls within Council tax band C. Viewings are highly recommended to appreciate all that there is to offer.

Location

Eddystone Road is a no through road which is situated on the elevated edge of St Austell Town Centre and is close to all the daily amenities you will require. Tesco Express is within walking distance and the town centre which offers an extensive array of shops, restaurants, public houses, a cinema and leisure facilities is less than 1 mile away. St Austell College is also located close by and provides various educational resources for all. The town benefits further from a mainline train station, linking Penzance to London Paddington. Access to the A30 is within a 20 minute drive and is the main route in and out of the county. The property is located within a short drive to numerous beaches such as Porthpean, Carlyon Bay and the famous historical port of Charlestown with its world famous tall ships on show.

The Accommodation Comprises

(All dimensions are approximate)

Ground Floor

UPVC Double glazed front door leading into the:

Entrance Hallway

Decorative coving. Ceiling rose. Smoke sensor. Dado rail. Two Radiators. Under-stairs storage cupboard. Ample power sockets. Broadband / TV point. Carpeted flooring. Skirting. Doors leading to:

Kitchen / Diner

19'10" x 11'9" (6.05m x 3.59m)

Maximum measurements taken. Skimmed ceiling. Coving. Range of wall and base fitted units with rolled edge work surfaces and breakfast bar.

Two stainless-steel sinks with mixer tap and food waste disposal. Integrated Hotpoint electric four ring hob and Indesit eye level double oven and grill. Space and plumbing for a freestanding fridge/freezer and dishwasher. Ample power sockets. Radiator. Solid wooden flooring. Skirting. Double glazed, UPVC patio doors and side window leading into the rear garden.

Utility Room

16'10" x 4'7" (5.15m x 1.40m)

Maximum measurements taken. Double glazed frosted window to the side aspect. Skimmed ceiling. Coving. Worcester combination boiler housed - serviced yearly. Space and plumbing for a washing machine and tumble dryer. Ample power sockets. Radiator. Two sizable storage cupboards perfect for household appliances / coat and boot store. Additional cupboard housing consumer unit and electric meter. Vinyl flooring. Skirting. Double glazed UPVC frosted door leading to the side access and on to the rear garden.

Downstairs W/ C

4'11" x 3'8" (1.50m x 1.14m)

Double glazed frosted window to the rear aspect. Skimmed ceiling. Coving. W/C with push flush. Wash basin. Vinyl flooring. Skirting.

Living Room

19'2" 13'5" (5.85m 4.09)

Maximum measurement taken. Double glazed window to the front aspect. Wooden paneled ceiling. Recessed spotlights. Coving. Gas feature fireplace with marble surround and hearth. Ample power sockets. Radiator. Carpeted flooring. Skirting. Double glazed sliding tilt and turn patio doors leading into the:

Conservatory

12'0" x 8'9" (3.66m x 2.68m)

Double glazed roof and windows. Vinyl flooring. Double glazed patio doors opening on to the rear garden.

Bath / Shower Room

10'7" x 7'7" (3.23m x 2.32m)

Double glazed frosted window to the rear aspect. Coving. Extractor fan. Wall mounted electric heater. Wash basin with tiled splash-back. W/C. Bath. Walk in shower cubicle with electric unit. Dado rail. Radiator. Luxury laminate flooring. Skirting.

Bedroom One

13'11" x 11'6" (4.25m x 3.53m)

Double glazed bay window to the front aspect. Coving. Freestanding triple wardrobes and over bed storage compartments including bedside tables and hanging space all included in the sale. Ample power sockets. Radiator. Carpeted flooring. Skirting.



Bedroom Two

13'8" x 11'6" (4.18m x 3.51m)

Double glazed bay window to the front aspect. Coving. Freestanding triple wardrobes included in the sale. Ample power sockets. Radiator. Carpeted flooring. Skirting.

Bedroom Three / Dining Room

11'5" x 10'11" (3.50m x 3.34m)

Double glazed ceiling to floor window to the side aspect. Paneled wooden ceiling. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Bedroom Four

10'11" x 9'1" (3.33m x 2.77m)

Double glazed window to the side aspect. Skimmed ceiling. Coving. Radiator. Ample power sockets. Carpeted flooring. Skirting.

First Floor

Landing – Double glazed Velux window to the rear aspect.

Attic Room

21'4" x 18'4" (6.51m x 5.60m)

Two double glazed Velux windows to the rear and side aspects enjoying far distance sea views. Vaulted ceiling with exposed wooden beams. Ample power sockets. Two Radiators. Spacious eaves storage. Carpeted flooring. Skirting.

Outside

To the Front - Expansive laid to lawn front garden with brick paved entrance pathway. Double power socket point. Storage shed. Side access.

To the Rear - Spacious laid to lawn garden with patio seating area which benefits from enjoying a sunny aspect for the majority of the day. Outside tap and double power socket point. Timber fencing identifies boundaries. There is also a purpose built office/bar/studio measuring 4.28m x 3.46m (14'0" x 11'4") which has been enhanced with power sockets, spotlights, double glazing windows and doors and vinyl flooring. This would make an ideal work from home space, summer house or entertaining area.





Eddystone Road, St. Austell, PL25 4JD

Parking

There is ample off street parking for multiple vehicles located to the front on the brick paved driveway. Please see additional agents note regarding garage.

Agents Note

The vendor has previously had plans drawn up for a single garage to be constructed to the front of the property. These are available upon request.

Tenure

Freehold

Services

The property is connected to mains water, gas, electricity and drainage and falls within Council Tax Band C.

Directions

From St Austell town centre heading up East Hill at the top turn left at the mini roundabout onto Kings Avenue from here continue to the next mini roundabout and turn right onto Carlyon Road. Continue straight over the next two roundabouts and at the traffic light junction take a left turn onto Slades Road. Continue up the hill for a while and then take a right hand turn on to Eddystone road - continue to the end where the property will be located on your left hand side. A member of the Millerson team will be there to meet you.



Directions To Property

From St Austell town centre heading up East Hill at the top turn left at the mini roundabout onto Kings Avenue from here continue to the next mini roundabout and turn right onto Carlyon Road. Continue straight over the next two roundabouts and at the traffic light junction take a left turn onto Slades Road. Continue up the hill for a while and then take a right hand turn on to Eddystone road - continue to the end where property will be located on your left hand side. A member of the Millerson team will be there to meet you.

5-6 Market Street
St Austell
Cornwall
PL25 4BB
E: st.austell@millerson.com
T: 01726 72289
www.millerson.com

Valuation Request



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
Copyright V360 Ltd 2024 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	77
(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	