



Lostwood Road
St. Austell
PL25 4JR

Asking Price £140,000

- NO ONWARD CHAIN
- CASH BUYERS ONLY
- CORNISH UNIT CONSTRUCTION
- THREE SPACIOUS BEDROOMS
- FRONT AND REAR GARDENS
- RENOVATION REQUIRED
- CONNECTED TO ALL MAINS SERVICES
- COUNCIL TAX BAND A
- TWO OUTBUILDINGS AND SEPARATE W/C
- IDEAL FOR FIRST TIME BUYERS OR RENTAL POTENTIAL



Tenure - Freehold

Council Tax Band - A

Floor Area - 914.93 sq ft



Property Description

Millerson Estate Agents are delighted to bring this spacious three bedroom semi detached property, situated in St Austell, to the market. The property is within walking distance to the main town centre in addition to the local secondary school and college. Being of Cornish unit construction this property is available to cash buyers only. It is being sold with no onward chain and vacant possession. The property would benefit from a renovation and modernisation throughout. In brief the accommodation comprises of a bright and airy entrance hallway, lounge and open plan kitchen / diner / utility on the ground floor with three good sized bedrooms and family bathroom on the first floor. Externally the property has front and rear gardens with two storage outbuildings and a W/C. There is ample unrestricted and unallocated on street parking available close by. The property is connected to all mains services and falls within Council tax band A. Viewings are highly recommended to appreciate all that this property has to offer.

Location

Lostwood Road is situated on the edge of St Austell Town Centre and 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 and Poltair Academy are also located close by and provide various educational resources for all. The town benefits 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 outside of Cornwall.

The Accommodation Comprises

(All dimensions are approximate)

Ground Floor

UPVC Double glazed entrance door leading into:

Entrance Hallway

Radiator. Broadband and TV connection points. Carpeted flooring. Skirting. Doors leading to:

Lounge

14'6" x 10'11" (4.43m x 3.35m)

Double glazed window to the front aspect. Carbon monoxide detector. Gas feature fireplace with tiled surround. Radiator. Ample power sockets. Skirting. Door leading through into to:

Dining Room / Utility Room

9'11" x 9'4" (3.03m x 2.87m)

Double glazed window to the rear aspect. Wall and base fitted units. Radiator. Storage cupboard. Power sockets. Skirting. Opening leading through to the:

Kitchen

11'5" x 9'10" (3.48m x 3.02m)

Two double glazed windows to the rear aspect and one to the side aspect. Smoke sensor. Wall and base fitted units with straight edge worksurfaces and stainless steel sink with drainer. Space and plumbing for a freestanding oven, washing machine and fridge/freezer. Under-stairs storage cupboard. Combination Baxi boiler housed. Ample power sockets. Vinyl flooring. Skirting. UPVC double glazed frosted door leading to the rear garden.

First Floor

Landing - Double glazed window to the side aspect. Smoke sensor. Carpeted flooring. Doors leading to:

Bedroom One

14'7" x 9'10" (4.47m x 3.02m)

Two double glazed windows to the rear aspect. Ample power sockets. Built in storage cupboard. Radiator. Wooden floorboard flooring. Skirting.

Bedroom Two

11'5" x 10'11" (3.48m x 3.33m)

Double glazed window to the front aspect. Ample power sockets. Built in storage cupboard. Radiator. Wooden floorboard flooring. Skirting.



Bedroom Three

9'8" x 7'10" (2.96m x 2.41m)

Double glazed window to the front aspect. Ample power sockets. Radiator. Wooden floorboard flooring. Skirting.

Bathroom

6'3" x 5'5" (1.91m x 1.67m)

Double glazed frosted window to the rear aspect. Partially tiled. Bath with electric shower over. Wash basin. W/C. Vinyl flooring. Skirting.

Externally

The property has laid to lawn spacious front and rear gardens with the rear benefitting from side path and two storage outbuildings in addition to a separate outdoor W/C.

Parking

The property does not have any off street parking however there is ample on street parking close by.

Services

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

Agents Note

The property is of Cornish unit construction so is available to cash buyers only.

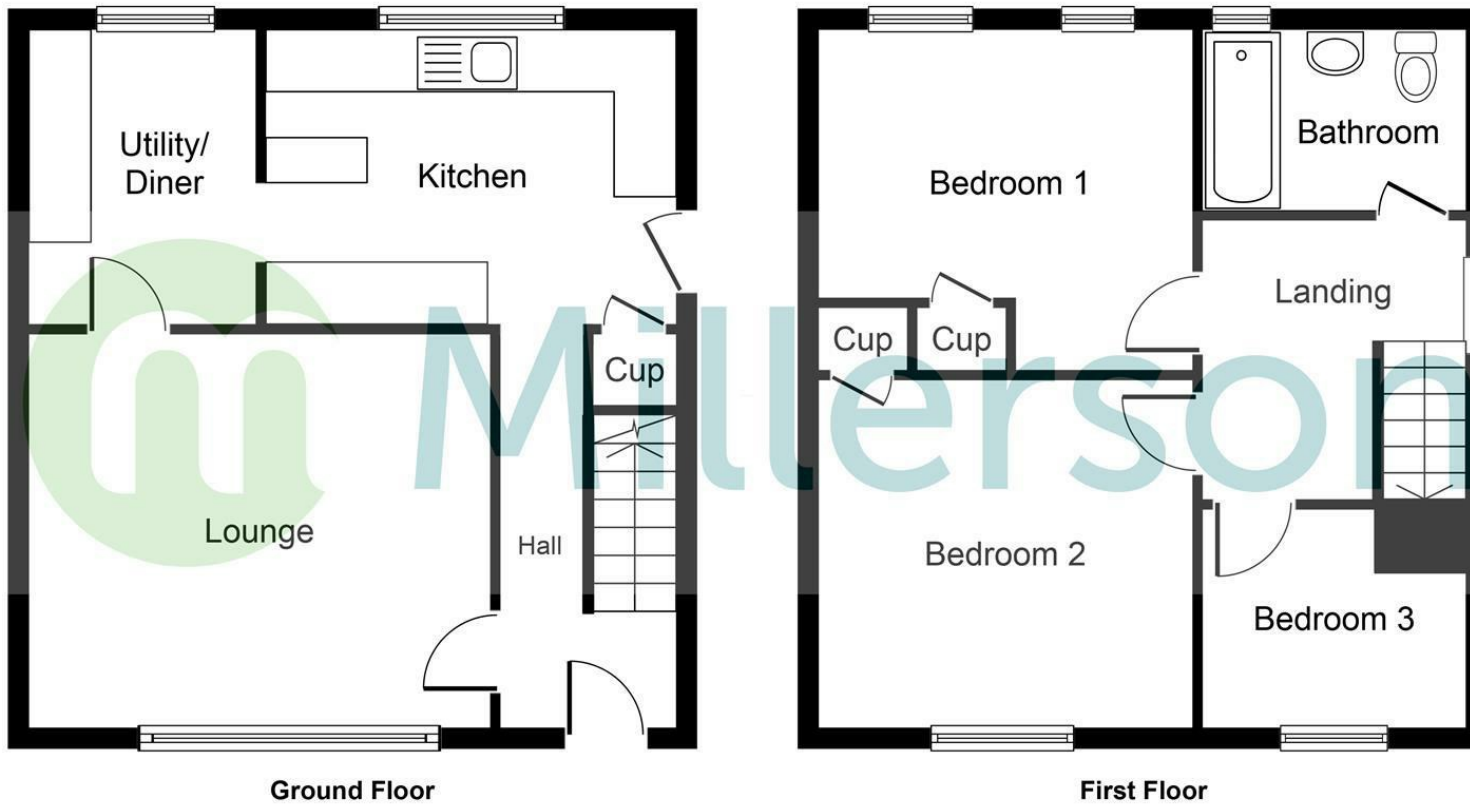
Directions

From the railway station ascend High Cross Street and at the mini round-a-bout turn left onto Carlyon Road. At the next round-a-bout turn left and then the second right hand turn onto Poltair Avenue continue to the bottom and take a left and left again where it merges on to Lostwood Road. The property will be located approximately half way down the road on your right hand and will be clearly marked by a round 'FOR SALE' Millerson board.



Directions To Property

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Ground 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Valuation Request



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