

Worcester Road
St. Austell
PL25 3HZ

Asking Price £285,000

- No Onward Chain
- Flat and Level Plot
- Three Good Sized Bedrooms
- Close To Amenities
- Off Road Parking And Garage
- Double Glazing Throughout
- Council Tax Band C



Tenure - Freehold

Council Tax Band - C

Floor Area - 925.00 sq ft



Property Description

Millerson Estate Agents are thrilled to market this three bedroom detached bungalow located in Holmbush. The accommodation briefly comprises of a bright and airy entrance porch which leads into the hallway. Doors then lead to three bedrooms, a bathroom, open plan lounge/diner, kitchen and utility room. Externally there is a larger than average rear garden and enjoys a sunny aspect for the majority of the day. A single garage and parking can be found to the front of the property with ample on street parking also available. Situated in the extremely popular area of Holmbush this bungalow occupies a spacious level plot with easy walking access to the Holmbush parade which provides an array of amenities including butcher, Post Office, bakery and Fish and Chip shop. The property is being sold with no onward chain and vacant possession. Viewings are highly recommended to appreciate all that this property has to offer with viewings strictly via appointment only.

Location

The bungalow is situated in a prime location for access to both Bethel, Holmbush and Sandy Hill. It is within walking distance of primary and secondary schools, supermarkets, public houses, convenience stores and Bethel Methodist church. The doctors surgery and pharmacist is also within easy access of the property. Further afield St Austell town centre is situated approximately 1 mile away and offers a wider range of shopping, coffee shops, restaurants and local leisure centre. St Austell has 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 breath-taking Lost Gardens of Heligan and of course the world famous Eden Project.

The Accommodation Comprises

All dimensions are approximate.

Entrance Porch

7'4" x 6'2" (2.24m x 1.89m)

Tiled flooring. Door leading into the

Entrance Hall

Smoke sensor. Loft access. Thermostat. Radiator. Plug sockets. Skirting. Carpeted flooring. Doors leading through to the:

Living Room

16'0" x 12'0" (4.90m x 3.67m)

Double glazed window to the front aspect. Coving. Gas feature fire. Radiator. Ample plug sockets. TV point. Skirting. Carpeted flooring.

Dining Room

10'2" x 7'10" (3.10m x 2.40m)

Double glazed window to the rear aspect. Coving. Radiator. Plug sockets. Skirting. Carpeted flooring.

Kitchen

10'2" x 9'8" (3.12m x 2.95m)

Double glazed window to the rear aspect. Consumer unit. A range of wall and base fitted units with roll top work surfaces. Space for freestanding cooker, washing machine and fridge freezer. Sink with drainer. Tiling around stain sensitive areas. Ample plug sockets. Skirting. Carpeted flooring.

Utility Area

13'1" x 9'3" (4.00m x 2.83m)

Double glazed window to the front aspect. Additional entrance into the property. Radiator. Plug sockets. Laminate flooring. Door leading out to the rear garden.

Bedroom One

11'10" x 9'10" (3.61m x 3.02m)

Double glazed window to the rear aspect. Coving, Radiator. Ample plug sockets. Skirting. Carpeted flooring.

Bedroom Two

11'8" x 7'8" (3.58m x 2.35m)

Double glazed window to the front aspect. Coving. Radiator. Ample plug sockets. Skirting. Carpeted flooring.



Bedroom Three

7'11" x 7'7" (2.42m x 2.32m)

Double glazed window to the front aspect. Radiator. Plug sockets. Skirting. Carpeted flooring.

Bathroom

9'10" x 5'8" (3.01m x 1.75m)

Frosted double glazed window to the rear aspect. Bath with shower over. Wash basin. WC with push flush. Cupboard housing boiler. Tiling throughout. Radiator. Carpeted flooring.

Outside

To the front- Low maintenance garden with a hardstanding path leading to the front door. Side access.

To the rear- Mostly laid to lawn. Small patio area. Vegetable patch. Outside power socket. Outside tap. Purpose built shed.

Garage

15'11" x 7'10" (4.87m x 2.40m)

Metal up and over door. Lighting.

Parking

Off road parking for one vehicle in addition to the garage. Scope to create more if required with the correct planning.

Tenure

Freehold.

Services

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



Directions To Property

From Charlestown roundabout head onto the A390 and proceed towards Par. At the traffic lights turn left into Holmbush and head straight over the roundabout which immediately presents itself. Passing Lidl on your right, take the left hand turning onto Doulton Road and the next turning to the left onto Wedgewood Road. Follow the road up and then turn right where the property will be located on your left hand side and clearly identifiable with a round Millerson 'FOR SALE' board.

Millerson Estate Agents

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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) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

