



Carbis Road
Carludon
St Austell
PL26 8WT

Price Guide £280,000

- FLAT AND LEVEL PLOT
- EXCELLENT EPC RATING
- OPEN PLAN ACCOMMODATION
- TWO ALLOCATED PARKING SPACES
- OWNED SOLAR PANELS
- AIR SOURCE HEAT PUMP
- ENCLOSED GARDEN
- COUNCIL TAX BAND C



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Tenure - Freehold

Council Tax Band - C

Floor Area - 753.00 sq ft



Property Description

Millerson Estate Agents are pleased to market this two bedroom detached bungalow located within the new residential development 'Carclaze Garden Village'. One of four bungalows on this site, the property briefly comprises of an open plan living space, two double bedrooms, a family bathroom and an enclosed garden. Additional benefits include a mechanical ventilation with heat recovery(MVHR), owned solar panels to help reduce electricity bills, an air source heat pump which provides domestic hot water and is mounted onto the hot water cylinder which consumes five times less electricity than a standard electric boiler and two allocated parking spaces. Still within its NHBC warranty, the property has been well cared for by its current owners and is conveniently positioned. The property is heated via electric radiators and falls under Council Tax Band C. Viewings are highly recommended to appreciate all that this property has to offer and are strictly by appointment only.

Location

Located within the new residential development 'Carclaze Garden Village', Carludon is within easy access of the world famous Eden Project and St Austell. The Garden Village is due to have a primary school open in the next few years and is also within walking distance to the village of Penwithick which provides local amenities. St Austell town centre is situated approximately 3 miles away and offers a wide range of shopping, coffee shops, restaurants and local leisure centre. St Austell also has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque Georgian harbour at Charlestown is only a short drive or a thirty minute walk 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 the Clay trail walks - perfect for our four legged friends.

The Accommodation Comprises

All dimensions are approximate.

Entrance Hall

Double glazed window to the front aspect. Recessed spotlights. Wall mounted electric radiator. Plug sockets and broadband point. Two storage cupboards - one houses the consumer unit, solar panel system and electric meter whilst the other houses the air source water heater. Skirting. Karndean flooring. Doors leading to:

Kitchen / Lounge / Diner

18'3" x 17'8" (5.58m x 5.41m)

Open plan room.

Kitchen / Diner

Double glazed window to the front and side aspect. A range of base fitted units with straight edge work surfaces. Integrated BOSCH induction hob and oven with extractor over. Space and plumbing for freestanding fridge freezer and washing machine. Sink with drainer. Wall mounted electric radiator. Ample plug sockets. Karndean flooring.

Lounge

Double glazed window to the rear and side aspect. Wall mounted electric radiator. Ample plug sockets. TV point. Karndean flooring. Door leading out to the garden.

Bedroom One

12'4" x 12'3" (3.76m x 3.75m)

Double glazed window to the rear aspect. Skimmed ceiling. Wall mounted electric radiator. Ample plug sockets - some of which benefit from a USB point. Skirting. Carpeted flooring. Double glazed door leading to the rear garden.

Bedroom Two

11'6" x 11'2" (3.53m x 3.42m)

Double glazed window to the rear aspect. Skimmed ceiling. Wall mounted electric radiator. Ample plug sockets - some of which benefit from a USB point. Skirting. Carpeted flooring. Double glazed door leading to rear garden.



Bathroom

8'4" x 6'2" (2.56m x 1.89m)

Frosted double glazed window to the front aspect. Skimmed ceiling. Extractor fan. Bath with shower over. Wash basin with mixer tap. WC with push flush. Heated towel rail. Shaver point. Tiling around water sensitive areas. Skirting. Vinyl flooring.

Outside

Enclosed laid to lawn garden benefitting from a Cornish stone wall to identify boundaries. Patio area to the rear ideal for garden furniture.

Parking

There is allocated parking for two vehicles.

Tenure

Freehold with a service charge of approximately £216 payable to Belmont Property Management on a yearly basis.

Services

Mains electricity, water and drainage, This property falls under Council Tax Band C. The property benefits from owned solar panels and an air source heat pump.





Directions To Property

Leaving St Austell on the A391, head towards the village of Penwithick. At the small double roundabouts, turn right and then left where you will then see the Garden Village. The property is located on your right hand side and clearly identifiable with a round 'For Sale' sign.

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Valuation Request



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		93	94
(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	

