



Cuddra Road
St. Austell
PL25 3GA

Guide Price £250,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- 9 YEARS WARRANTY REMAINING
- ENCLOSED REAR GARDEN
- OFF STREET PARKING FOR TWO CARS
- PERFECT FIRST HOME
- CONNECTED TO FIBRE BROADBAND



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 667.32 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to bring this two-bedroom, semi-detached property to the market, located in the popular residential area of Gwallon Keas. The accommodation briefly comprises of a bright and airy entrance hallway with doors leading to a spacious lounge diner, kitchen & cloakroom. On the first floor, you will find two double bedrooms, both of which are fitted with television connection points, as well as a spacious family bathroom room. Externally, the property benefits from having off road parking for two vehicles with side access leading to an enclosed laid to lawn rear garden. Constructed in 2023, this property still has 9 years remaining on its NHBC certificate and is being sold with vacant possession. The property is heated via gas central heating and falls under Council Tax Band B. Viewings are highly recommended to see everything this property has to offer.

LOCATION

Cuddra Road is located with the popular New Homes development known as Gwallon Keas. This property is within walking distance of the local primary schools and local park. Local supermarkets, primary & secondary schools are close by, as well as the well renowned Pinetum Gardens. St Austell town centre is within 2 miles and offers a wider range of shopping and educational and recreational facilities including the leisure centre, Polkyth. The beautiful port of Charlestown and the award-winning Eden Project are within a short drive. St Austell also has a mainline railway station providing direct access to London Paddington and Penzance.

THE ACCOMMODATION COMPRISES

All dimensions are approximate.

ENTRANCE HALLWAY

uPVC composite door. Smoke alarm. Built in storage cupboard housing metal encased consumer unit, electric and gas meters. Honeywell thermostat. Radiator. Power sockets. Skirting. Karndean vinyl flooring. With doors leading to:

KITCHEN

10'4" x 5'2" (3.15m x 1.60m)

Skimmed ceiling. Smoke alarm. Double glazed window to the front aspect of the property. Stainless steel sink with drainer board. A range of wall mounted and base fitted storage cupboard with space washing machine, fridge & freezer. Integrated electric oven and hob with an extractor fan over and splashback tiling. Multiple power sockets. Skirting. Karndean vinyl flooring.

LOUNGE DINER

15'5" x 12'9" (4.71m x 3.91m)

Skimmed ceiling. Useful under-stairs storage with fitted light. Double glazed window to the rear aspect of the property. Radiators to either side of the room. Multiple power sockets. Television point. Skirting. Carpeted flooring. With patio doors leading out on to the enclosed rear garden.

CLOAKROOM

5'7" x 2'11" (1.72m x 0.90m)

Skimmed ceiling. Eco dMev. Sink basin with mixer tap. W.C. Radiator. Skirting. Karndean vinyl flooring.

FIRST FLOOR LANDING

Smoke alarm. Loft access. Dry-master. Plug sockets. Skirting. Carpeted flooring. With doors leading off to:

BEDROOM ONE

12'9" x 10'0" (3.91m x 3.06m)

Skimmed ceiling. Double glazed window to the rear elevation. Radiator. Television point. Multiple power sockets. Skirting. Carpeted flooring.

BATHROOM

6'8" x 6'0" (2.04m x 1.85m)

Skimmed ceiling. Spot lighting. Eco dMev. Heated towel rail. Mains fed shower over bath with a glass shower screen. Aleluia Cermicas Stone Age White Satin tiling. Shaving point. Wash basin with mixer tap. W.C. Skirting. Karndean vinyl flooring.



BEDROOM TWO

12'9" x 8'8" (3.91m x 2.66m)

Skimmed ceiling. Carbon monoxide alarm. Double glazed window to the front elevation. Over stairs cupboard housing Vaillant combination boiler as well as additional storage shelves. Radiator. Television point. Multiple power sockets. Skirting. Carpeted flooring.

OUTSIDE

This property benefits from having a good size, enclosed, rear garden which has been laid to lawn.

PARKING

There is off road parking available for two vehicles. Plenty of on street parking can also be found close by.

SERVICES

This property is connected to mains gas, electricity, water, drainage & is connected to fibre broadband. It also falls under Council Tax Band B.

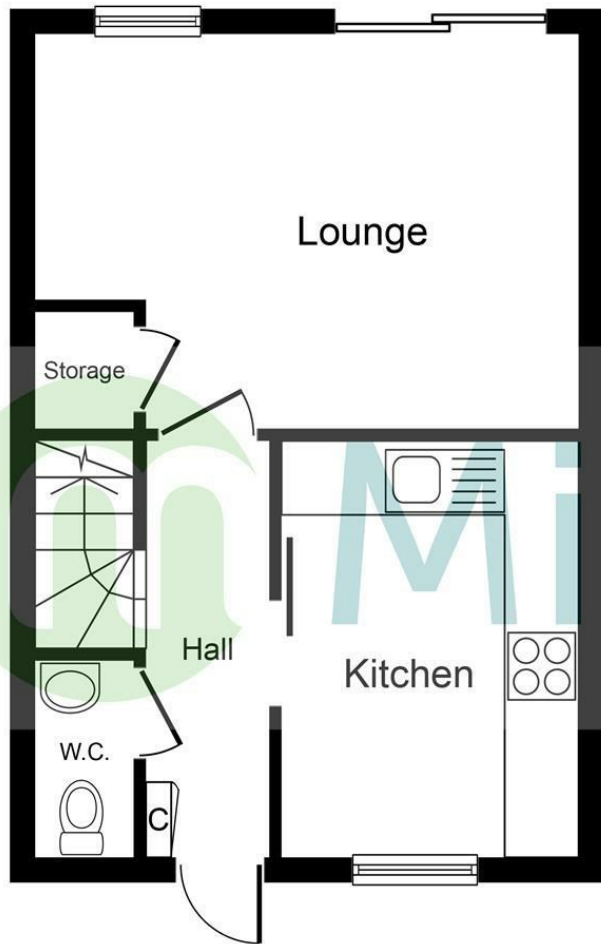
TENURE

Freehold

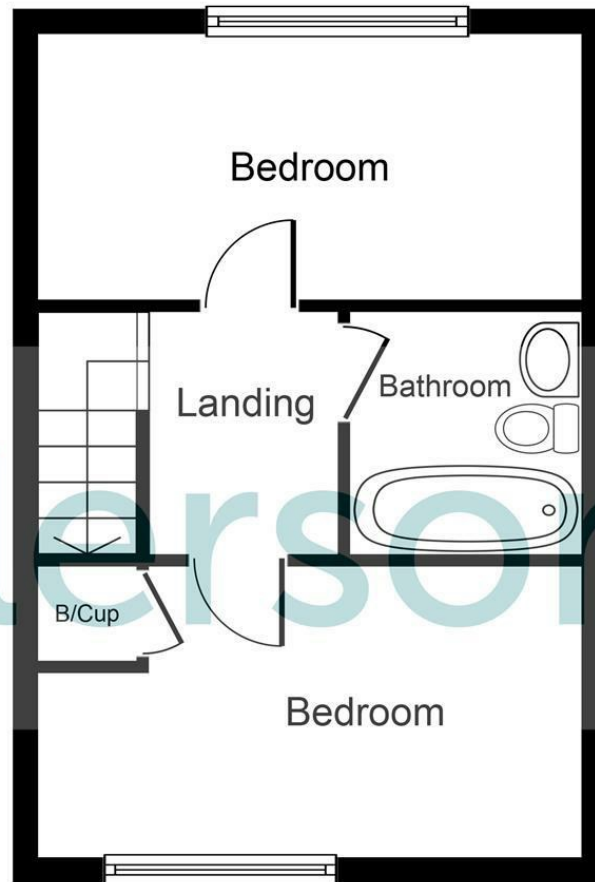
AGENTS NOTES

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.





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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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 along Cuddra Road, you will then find the property located on your right-hand side and identified with a round Millerson 'For Sale' sign.

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Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	