



Cuddra Road  
St. Austell  
PL25 3GA

Guide Price £240,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- NINE YEARS WARRANTY REMAINING
- ENCLOSED LAID TO LAWN REAR GARDEN
- OFF STREET PARKING FOR TWO CARS
- PERFECT FIRST HOME
- CONNECTED TO FIBRE BROADBAND
- WALKING DISTANCE TO SHOPS AND SCHOOLS
- DOWNSTAIRS W/C
- COUNCIL TAX BAND B



 **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, located in the brand new development of Gwallon Keas in St Austell, to the market. Being sold with no onward chain the accommodation briefly comprises of a bright and airy entrance hallway with doors leading off to the spacious lounge/diner, kitchen and downstairs W/C. On the first floor, you will find two double bedrooms in addition to a fully fitted spacious family bathroom. Externally, to the rear the property has a spacious, laid to lawn enclosed garden with a small lawn to the front - a perfect spot for the ultimate flower bed.

Furthermore to the side there is off street, driveway parking for two vehicles available and ample on street, unrestricted parking also close by. Constructed in 2023, this property still has 9 years remaining on its NHBC certificate and is connected to all mains services 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.

## GROUND FLOOR

Composite door leading into;

## ENTRANCE HALLWAY

Skimmed ceiling. Smoke sensor. Built in storage cupboard housing consumer unit and electric and gas meters. Honeywell

thermostat. Radiator. Ample power sockets. Karndean vinyl flooring. Skirting. Doors leading to:

## KITCHEN

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

Double glazed window to the front aspect. Skimmed ceiling. Smoke sensor. Range of wall and base fitted units with roll edge worksurfaces. Integrated AEG oven/grill with four ring electric hob with extractor hood above with tiled splash-back. Stainless steel sink with drainer and mixer tap. Space and plumbing for fridge/freezer and washing machine. Ample power sockets. Radiator. Karndean vinyl flooring. Skirting.

## LOUNGE / DINER

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

Double glazed window to the rear aspect. Skimmed ceiling. Under-stairs storage with integrated light. Two radiators. Ample power sockets. Broadband/Phone/TV connection ports. Carpeted flooring. Skirting. Double glazed French patio doors leading on to the rear enclosed garden.

## DOWNSTAIRS W/C

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

Skimmed ceiling. Eco dMev extractor fan. Partially tiled. W/C with push flush. Wash basin with mixer tap. Radiator. Karndean vinyl flooring. Skirting.

## 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 )

Double glazed window to the rear aspect. Skimmed ceiling. Radiator. TV connection point. Ample power sockets. Carpeted flooring. Skirting.

## BEDROOM TWO

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

Double glazed window to the front aspect. Skimmed ceiling. Carbon monoxide sensor. Over- stairs storage cupboard housing



Vaillant combination boiler and timber built in shelving. Radiator. TV connection point. Ample power sockets. Carpeted flooring. Skirting.

### **FAMILY BATHROOM**

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

Skimmed ceiling. Recessed spotlights. Eco dMev extractor fan. Bath with shower over with Aleluia Ceramica's Stone Age white satin tiles. Wash basin with mixer tap and tiled splash back. Shaver points. W/C with push flush. Wall mounted heated towel radiator. Karndean vinyl flooring. Skirting.

### **OUTSIDE**

To the rear there is an enclosed laid to lawn garden with timber fencing identifying the boundaries. Wall mounted tap. Outside lighting. Side access gate.

### **PARKING**

There is off street, driveway parking for two vehicles in addition to ample on street parking close by should this be required.

### **SERVICES**

This property is connected to mains gas, electricity, water and drainage. Fibre broadband also runs and is connected to the property. It falls within Council Tax Band B.

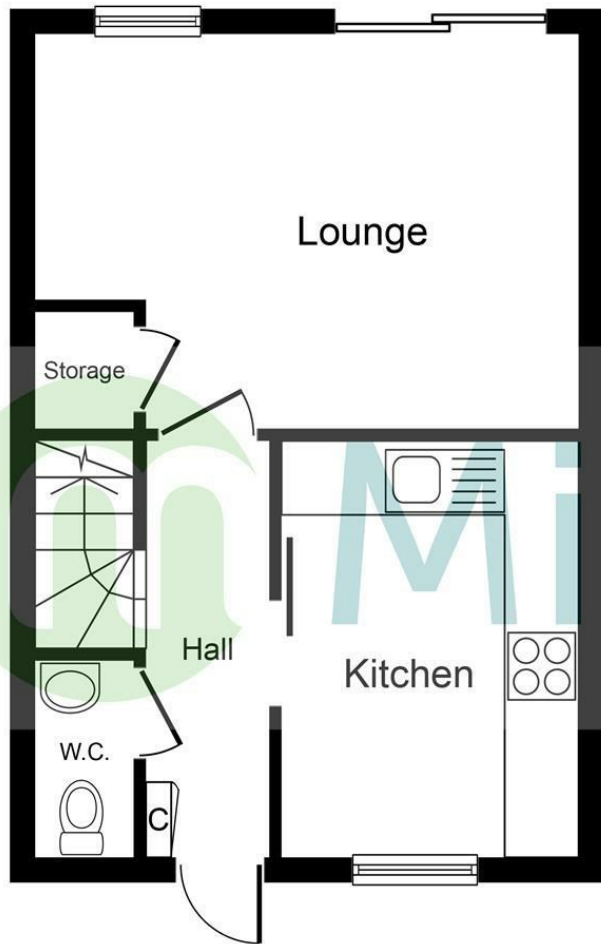
### **TENURE**

Freehold

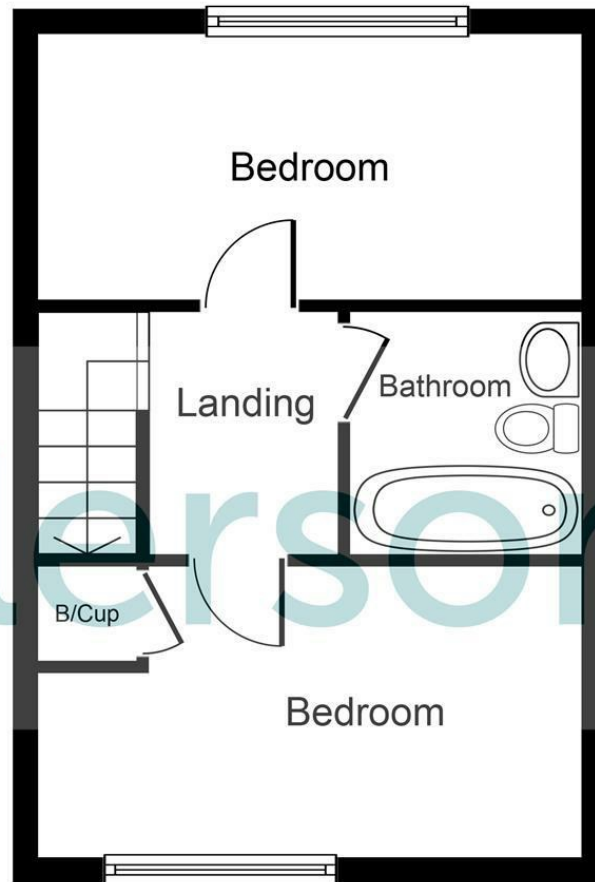
### **AGENTS NOTES**

Once the development has been completed, Devonshire Homes will be organising a management company for the up-keep and maintenance of the 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) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	