



Gerrans Close
St. Austell
PL25 3DN

Guide Price £375,000

- THREE DOUBLE BEDROOMS
- STUNNING VIEWS ACROSS THE BAY
- LARGE ENCLOSED REAR GARDEN
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- WORKSHOP WITH POWER CONNECTED
- OWNED SOLAR PANELS
- POPULAR RESIDENTIAL LOCATION
- WITHIN WALKING DISTANCE TO LOCAL PRIMARY SCHOOL



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1194.79 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this three-bedroom detached bungalow which is situated upon a large, secluded, level plot within the popular, residential estate of Gerran's Close. This property briefly comprises of a light and airy entrance hallway with doors leading off to a cosy lounge with vaulted ceilings & log burner installed, generous dining room, kitchen, utility room, three double bedrooms, two of which benefit from having plenty of built-in storage, shower room, and also two individual W.C.'s. Externally, this property benefits from having an expansive landscaped rear garden which has been carefully tended to over the years, boasting far-reaching views across the bay. Additional features include a workshop, for those tradesman amongst us, as well as a garage which has potential to be converted into additional living space. To the front of the property, there is an extensive driveway with off-road parking for multiple vehicles. This property is connected to all mains services & benefits from owned solar panels. It falls under Council Tax Band D. Viewings are highly recommended to appreciate all this property has to offer.

LOCATION

The property is located in a desirable area within St Austell. It is within short walking distance to the local park and falls within the catchment area for both local primary and secondary schools which have both been rated 'Outstanding' in their most recent Ofsted reports. Aldi, Lidl and Tesco supermarkets are within a mile walking distance. Further afield St Austell town centre is situated approximately 2 miles away and offers a wide 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 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, Clay trail walks perfect for our four legged friends and of course the world famous Eden Project.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

uPVC frosted double glazed door. Coving. Smoke alarm. Two built-in storage cupboards, which measure 0.70m in depth. Telephone point. Multiple power sockets. Skirting. Oak flooring. With doors leading to:

LOUNGE

18'9" x 6'5" (5.73m x 1.96m)

Vaulted ceiling with dual aspect double glazed windows. Carbon dioxide alarm. Log burner. Electric storage heaters. Television points. Multiple

power sockets. Skirting. Oak laid flooring. With French doors leading out on to the garden with panoramic views across the bay.

DINING ROOM

13'6" x 12'8" (4.14m x 3.88m)

Coving. French doors leading out on the garden with stunning sea views. Television point. Multiple power sockets. Electric storage heater. Skirting. Carpeted flooring. With internal doors leading to:

KITCHEN

9'5" x 9'2" (2.89m x 2.81m)

Coving. Double glazed window to the front aspect of the property. A range of wall & base fitted storage cupboard. Integrated fridge. Stainless steel sink basin with drainage board. Space for an electric oven with an extractor fan over & water resistance tiling. Vinyl flooring.

UTILITY ROOM

9'3" x 6'1" (2.82m x 1.87m)

Coving. Double glazed window to the front aspect of the property. A range of wall mount and base fitting cupboards. Space for dishwasher & washing machine. Sink basin with mixer taps and drainage board. Multiple power sockets. Water resistant tiling. Skirting. Ceramic tiled flooring.

HALLWAY

Coving. Smoke alarm. Loft access. Built-in storage cupboard housing the hot water cylinder. Electric storage heater. Skirting. Carpeted flooring.

SHOWER ROOM

9'4" x 5'6" (2.86m x 1.70m)

Coving. Extractor fan. Frosted double glazed window. Cubicle housing electric shower enclosed with glass panelling. Shaving point. Water resistant tiling. Vanity wash basin with storage underneath. Electric storage heater. Skirting. Carpeted flooring.

W.C.

6'1" x 3'0" (1.86m x 0.93m)

Coving. Frosted double glazed window. Wash basin with mixer taps. Water resistant tiling. W.C. Skirting. Carpeted flooring.

BEDROOM ONE

13'6" x 9'1" (4.14m x 2.79m)

Coving. Double glazed window, with views out on to the garden. A range of built-in wall & base fitted storage cupboards, which benefit from having multiple power sockets integrated in. There is also a built-in double bed. Electric storage heater. Skirting. Carpeted flooring.

BEDROOM TWO

9'5" x 9'4" (2.89m x 2.85m)

Coving. Double glazed window to the front aspect of the property. A range



of built-in wall & base fitting storage cupboards. Multiple power sockets. Skirting. Carpeted flooring.

BEDROOM THREE

10'0" x 9'1" (3.07m x 2.77m)

Coving. Double glazed window, with views out on to the garden. Electric storage heater. Multiple power sockets. Skirting. Carpeted flooring.

SUN ROOM

10'8" x 3'10" (3.26m x 1.17m)

With stunning views out onto the garden and across to the bay.

CLOAKROOM

6'7" x 2'9" (2.03m x 0.84m)

Frosted double glazed window. Shaving point. Wash basin with mixer taps. W.C. Electric storage heater. Skirting. Carpeted flooring.

GARAGE

16'8" x 9'3" (5.09m x 2.83m)

With metal up & over door. Multiple power sockets.

WORKSHOP

13'4" x 7'4" (4.07m x 2.25m)

Dual aspect single glazed windows. Electric storage heater. Multiple power sockets.

OUTSIDE

At the rear of the property, there is a large, landscaped garden which has been carefully tended to over the years, boasting far-reaching views across the bay. There is also a patioed area in front of the sun room, perfect for a spot of Al fresco dining while enjoying the Cornish Sunshine. Additional features include a greenhouse and outside tap.

PARKING

This property has off road parking for multiple vehicles.

SERVICES

This property is connected to mains electricity, water & drainage with owned solar panels attached. Also falling under Council Tax Band D.

TENURE

Freehold



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 Polkyth Leisure Centre heading away from St Austell town follow the road to reach a roundabout, head straight over to stay on Carlyon Road which will merge into Polkyth Road. At the traffic lights head straight over and down the hill taking you past Aldi on your left. Stay on Sandy Road heading over the next roundabout to bring you to a junction where you will need to turn left at the lights onto Menear Road. Turn right just after the turn onto Boscoppa Road, stay on this for road which will bring you to a double mini roundabout. Turn left at the first, then right at the second staying on Boscoppa

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Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

