



Carrickowel Crescent
St. Austell
PL25 3EG

Asking Price £350,000

- FOUR BEDROOMS
- SPACIOUS FAMILY HOME
- GARAGE
- VIEWS OVER CARLYON BAY
- PARKING FOR CARAVAN/BOAT
- GAS CENTRAL HEATING
- ENCLOSED GARDEN
- WELL PRESENTED THROUGHOUT



Tenure - Freehold

Council Tax Band - C

Floor Area - 1087.30 sq ft



4



1



2



D58

Property

This is a fabulous and well presented four bedroom detached family house with spacious living room, and great sized Kitchen/diner ideal for family get togethers, and on the first floor are four bedrooms and family shower room, the front two bedrooms having far reaching views over Carlyon Bay. To the rear is a private rear garden, garage, parking for car and to the side is a further brick paved area ideal for parking a caravan or boat.

Location.

This is a popular residential location about a mile and half from the town centre of St Austell which hosts a great range of local facilities including a wide range of shops, businesses and selection of primary, secondary and colleges. 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.

Entrance Hall

Upvc front door and double glazed side screen, door to:

Cloakroom

6'3" x 3'0" (1.91m x 0.93m)

Low Level WC, wall mounted wash basin, wall mounted gas heater, double glazed window to front.

Living Room

18'9" x 13'10" (5.72m x 4.23m)

Large double glazed window to front elevation, wall mounted electric fire with mantle shelf, pine panelled ceiling, stairs to first floor with under-stairs cupboard, further cloaks cupboard, two TV Ariel points, panelled radiator, Telephone point., glazed French doors leading into:

Kitchen/Diner

18'9" x 10'10" (5.73m x 3.32m)

Extensive range of cream coloured kitchen units with various cupboards, drawers, wood effect worktops, cupboard housing wall mounted 'Baxi' gas boiler, space for electric oven, plumbing for dish washer and washing machine, space for tumble dryer, single drainer stainless steel sink unit with mixer taps, double glazed window to rear, double glazed window to rear garden, space for 'American style' fridge/freezer, double glazed French doors to rear garden,

Landing

Double glazed window to side, double airing cupboard with panelled radiator and electric heater, shelving.

Bedroom One

11'8" x 8'3" (3.57m x 2.52m)

Double glazed window to front elevation with bay views, panelled radiator, range of build in bedroom wardrobes, coved ceilings.

Bedroom Two

8'8" x 8'4" (2.66m x 2.56m)

Double glazed window to front elevation with sea views over the town and bay, panelled radiator.

Bedroom Three

10'2" x 7'1" (3.10m x 2.17m)

Double glazed window to side, panelled radiator, coved ceilings.

Bedroom Four

12'5" x 8'9" (3.80m x 2.68m)

Double glazed window to rear elevation, panelled radiator, access to partly boarded and insulated loft space.

Bathroom

8'2" x 5'7" (2.51m x 1.71m)

Fully tiled bathroom with double shower cubicle with Triton shower unit, wall mounted wash basin, low level WC, double glazed window to rear elevation, shaver socket and light.



Outside

From the front, the property is approached via a small picket gate, leading into the front landscaped garden that has been tastefully laid out with pebbles, and various trees including a weeping willow and camellia. This maintainance free garden leads around the side to an enclosed walled brick paved parking area with double gates, ideal for the storage of caravan or boat. This in turn offers access via a pedestrian gate to the rear garden which is enclosed, raised flower borders, paved terrace area, outside tap, and sunny decked area with pedestrian door to rear parking area and door leading to:

Detached Garage

17'1" x 9'0" (5.21m x 2.75m)

With Roller door, power and light.

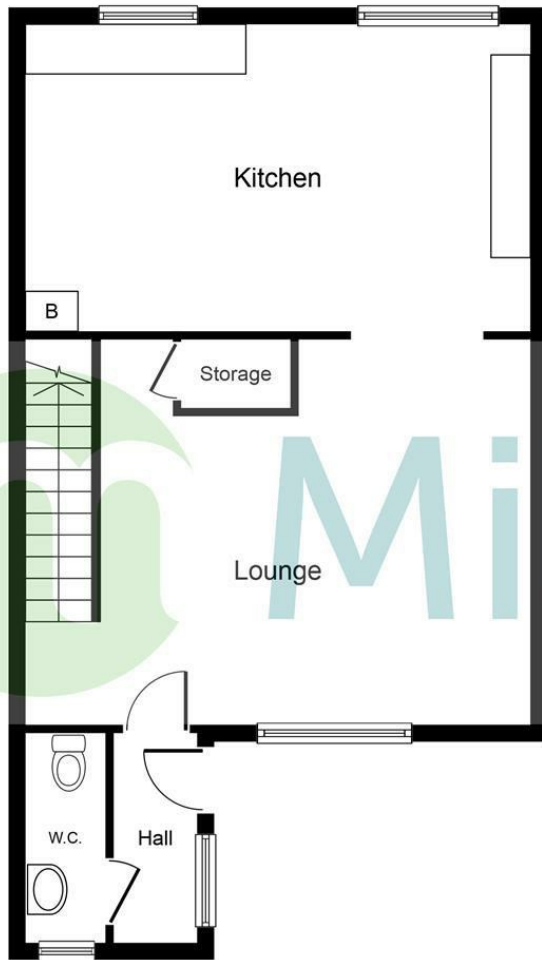
Services

Mains Water, Electricity, Drainage and Gas.

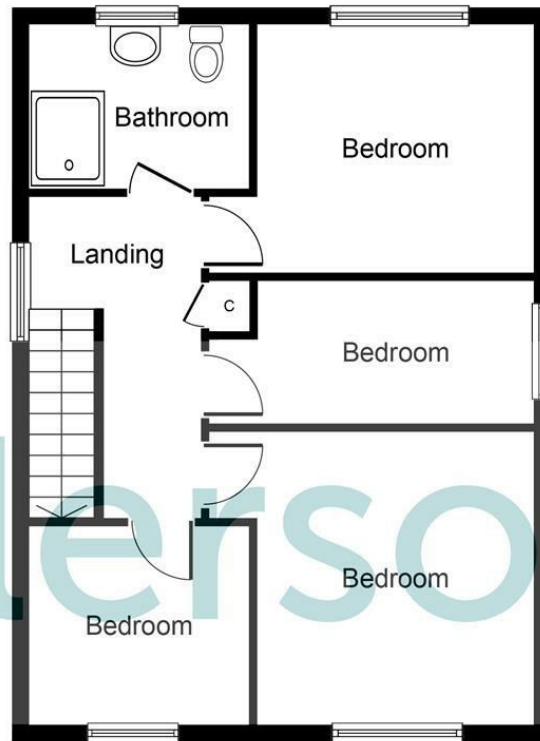
Council Tax 'C'

Broad band speed guide: 67Mb average* speed Via several providers.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

If starting from Sandy Hill school on the left, continue down the hill, over the roundabout, then next left up Menear Road, at the top, bear left, then straight over the next roundabout and then turn second right into Killyvarder Way, proceed along the road for about 400 meters and the property will be found on the right hand side.

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Valuation Request

