



Eastbourne Road  
St. Austell  
PL25 4SX

Guide Price £160,000

- NO ONWARD CHAIN
- 6% RENTAL YIELD - POTENTIAL INVESTMENT OPPORTUNITY
- POTENTIAL TO CREATE OFF ROAD PARKING
- BESPOKE WOODEN DOORS
- PERFECT FIRST HOME
- LOW MAINTENANCE REAR GARDEN
- CHARACTERISTIC FEATURES
- TWO BEDROOMS
- WALKING DISTANCE TO THE TOWN
- CONNECTED TO ALL MAINS SERVICES



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Tenure - Freehold

Council Tax Band - A

Floor Area - 624.30 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to bring this well presented, two-bedroom, cottage to the market. Being situated within a stone's throw of St Austell's town centre, this quaint cottage is not to be missed. In brief, the accommodation comprises of an impressive lounge with a beautiful stone fireplace as the centerpiece with doors through to an expansive kitchen/diner, utility, and bathroom. On the first floor, you will discover two good-size bedrooms, both of which boast far reaching rural views. Externally this property benefits from a low maintenance, hardstanding rear garden which is perfect for enjoying a spot of Al Fresco dining whilst basking in the Cornish sunshine. The owners have recently acquired a parcel of land beside the cottage, which could be created into off road parking or giving the new owners the opportunity to extend, subject to the correct planning permissions. This property is being sold with no onward chain as well as vacant possession. It is connected to mains electricity, gas, water & drainage as well as falling under Council Tax Band A. Viewings are highly recommended to appreciate all this property has to offer.

### LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive 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 breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

### LOUNGE

17'8" x 12'0" (5.41m x 3.68m )

Mains smoke alarm. Original wooden beams. Beautiful, stone built, fireplace. Double glazed window to the front aspect of the property. Wall mounted consumer unit. Radiator. Television point. Telephone point. Multiple power sockets. Carpeted floor.

### KITCHEN/DINER

15'9" x 7'1" (4.82m x 2.18m)

Mains smoke alarm. A range of wall mounted and base fitted storage cupboards. Space for an electric oven, with extractor hood over. Wash basin with mixer taps and drainage board. Multiple power sockets. Radiator. Skirting. Vinyl flooring.

### UTILITY ROOM

9'6" x 3'4" (2.91m x 1.02m)

Skimmed ceiling. Mains Carbon monoxide alarm. Wall mounted gas combination boiler. Space for washing machine. With door leading to:

### BATHROOM

7'10" x 5'2" (2.39m x 1.58m )

Skimmed ceiling. Extractor fan. Frosted double glazed window to the rear aspect. Mains fed shower over bath. Vanity wash basin, with storage underneath. Radiator W.C. Skirting. Vinyl floor.

### FIRST FLOOR LANDING

Mains smoke alarm. Skimmed ceiling. Coving. Skirting. Carpeted flooring. With bespoke wooden doors leading to:

### BEDROOM ONE

12'5" x 9'10" (3.80m x 3.01m )

Skimmed ceiling. Coving. Double glazed window to the front aspect of the property, which boasts far reaching rural views. Radiator. Multiple power sockets. Television point. Skirting. Carpeted flooring.

### BEDROOM TWO

9'4" x 7'10" (2.85m x 2.39m )

Skimmed ceiling. Coving. Double glazed windows to the front aspect of the property, which boasts far reaching rural views. Loft access. Multiple power sockets. Skirting. Carpeted flooring.



### OUTSIDE

This property benefits from a south facing, low maintenance, rear garden which is perfect for enjoying a spot Al Fresco dining whilst basking in the Cornish sunshine.

### PARKING

The currently owners have recently acquired a parcel of land to the side of the cottage, which could be created into off road parking if needed. There is also on-street parking available close by.

### SERVICES

This property is connected to mains electricity, gas, drainage & water. It is also connected to fibre broadband & heated via a gas combination boiler. The cottage also falls under Council Tax Band A.

### AGENTS NOTES

Please note that there is a right of way across the rear of property, for neighbouring cottage.

The current owners have also put in a preapplication for a possible extension or self contained annex, on the parcel of land to side of the property - PA23/01371/PREAPP.



## Directions To Property

What3words: ///foal.operation.supported



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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## Valuation Request



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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	

