

Gerrans Close
St. Austell
PL25 3DN

Guide Price £375,000

- THREE DOUBLE BEDROOMS
- STUNNING PANORAMIC VIEWS ACROSS THE BAY
- EXPANSIVE ENCLOSED REAR GARDEN
- GARAGE + WORKSHOP WITH POWER CONNECTED
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- RECENTLY RENOVATED
- OPEN-PLAN LIVING
- PERFECT FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- WITHIN WALKING DISTANCE TO LOCAL PRIMARY SCHOOL



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Tenure - Freehold

Council Tax Band - C

Floor Area - 861.11 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this immaculate, three-bedroom detached bungalow situated in a tranquil neighbourhood, this property offers privacy and a sense of exclusivity, making it a truly special find. In brief, the accommodation comprises of a bright and airy entrance hallway, with bespoke oak doors leading to a stunning open-plan living area, which boasts far reaching views across the bay and is ideal for relaxing with family or entertaining guests. The property features three well-proportioned bedrooms, offering plenty of space for a growing family. There is also well-maintained bathroom, ensuring convenience and comfort for all residents. Externally, this property benefits from having an expansive south facing garden which has been carefully landscaped over the year and boasts a range of mature foliage. Additional features include a garage and workshop, both of which have power connected. To the front of the property, there is off-road parking for multiple vehicles, with scope to create more if needed. This property is connected to mains water, electricity, drainage and is heated via LPG bottles. It falls under Council Tax Band C. 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 composite door. Skimmed ceiling. Wall mounted consumer unit. Doors leading to:

LOUNGE

Skimmed ceiling. Carbon monoxide alarm. Full length double doors, which lead out on to an enclosed rear garden, boasting far reaching views across the bay. At the centre piece of the room there is beautiful log burner. Television point. Multiple power sockets. Skirting. Vinyl flooring.

KITCHEN/DINER

16'3" x 9'4" (4.97m x 2.87m)

Spotlights. Skimmed ceiling. Two double glazed windows to the front aspect of the property. A range of wall mounted & base fitting storage cupboards. Sink basin with mix taps & drainage board. Space for an oven, washer dryer, fridge & freezer. Radiator. Multiple power sockets. Skirting. Vinyl flooring.

HALLWAY

Skimmed ceiling. Dri-master. Loft access. Smoke alarm. Built-in storage cupboard housing gas combination boiler. Thermostat. Doors leading to:

BEDROOM ONE

13'9" x 9'8" (4.21m x 2.96m)

Skimmed ceiling. Spotlights. Double glazed window to the rear aspect of the property. Radiator. Television point. Multiple power sockets. Skirting. Carpeted flooring.

BEDROOM TWO

12'8" x 9'4" (3.87m x 2.87m)

Skimmed ceiling. Spotlights. Double glazed window to the front aspect of the property. Radiator. Multiple power sockets. Skirting. Carpeted flooring.

BEDROOM THREE

10'7" x 9'0" (3.24m x 2.76m)

Skimmed ceiling. Spotlights. Double glazed window to the rear aspect of the property. Radiator. Television point. Multiple power sockets. Skirting. Carpeted flooring.



BATHROOM

8'8" x 5'6" (2.65m x 1.68m)

Skimmed ceiling. Frosted double glazed window to the rear aspect of the property. Splash back panelling throughout. Mains fed, waterfall shower over bath. Vanity wash basin with plenty of storage underneath. Heated towel rail. W.C. Vinyl flooring.

UTILITY ROOM

8'11" x 3'3" (2.73m x 1.01m)

Spotlights. Skimmed ceiling. Space for tumble dryer. Multiple power sockets. Skirting. Vinyl Flooring.

GARAGE

17'10" x 7'3" (5.44m x 2.21m)

Metal up and over door. Lighting and power connected. Doorway leading into:

WORKSHOP

12'11" x 8'2" (3.96m x 2.50m)

With double glazed windows and door. Multiple power sockets.

PARKING

Benefitting from having off road parking for multiple vehicles as well as having on street parking available close by.

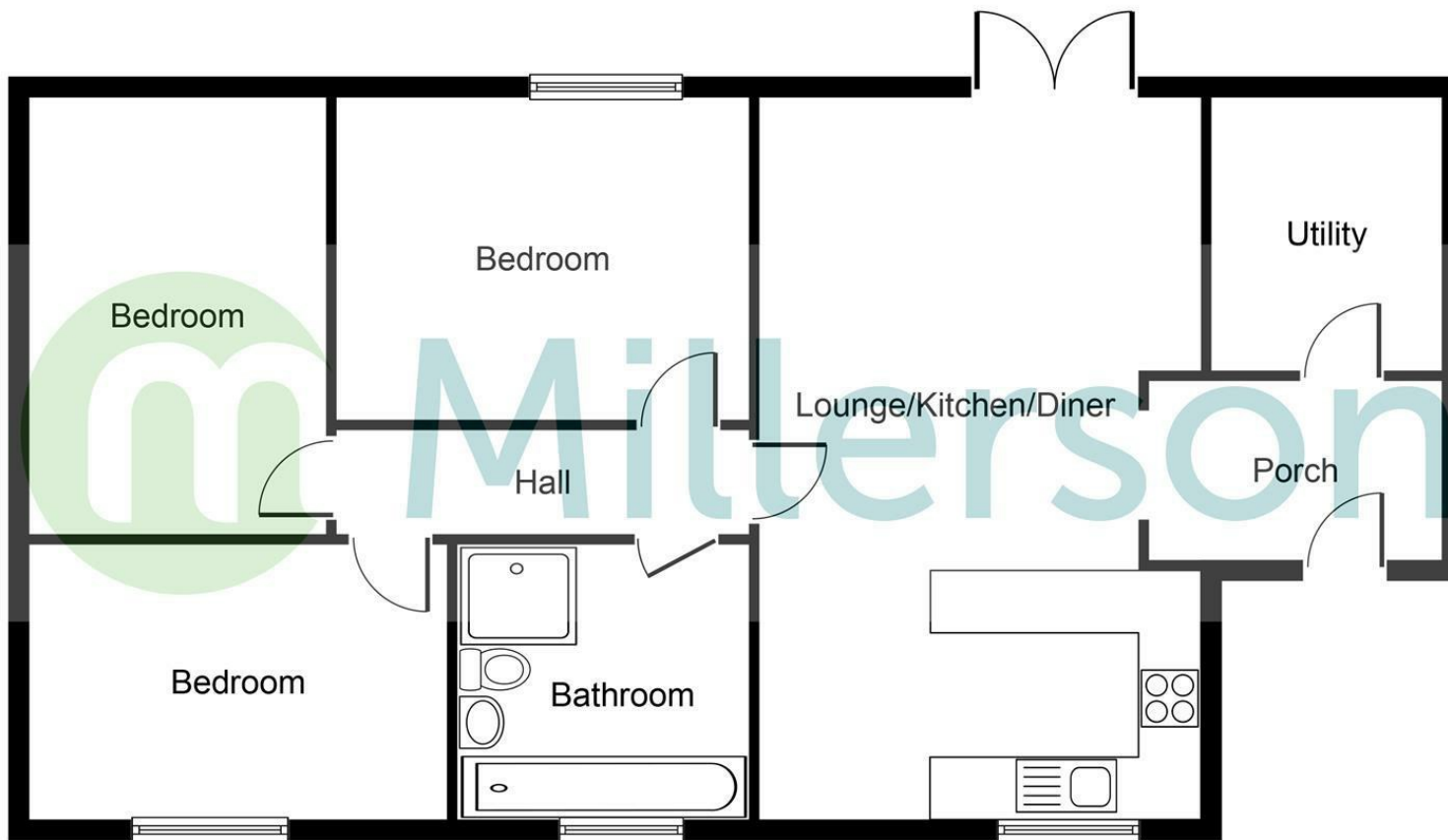
OUTSIDE

At the rear of the property there is an expansive, south facing, garden which has been mainly laid to lawn with an array of mature foliage that has been carefully tended to over the years. The perfect place for a spot of Al Fresco dining while taking in those stunning sea views.

SERVICES

The property is connected to mains water, electricity and drainage. The property is heated via LPG bottles, it also falls under Council Tax Band C





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			
(81-91) B			78
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

