



Ruddlemoor  
St. Austell  
PL26 8XF

Asking Price £375,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- DECEPTIVELY SPACIOUS
- RENOVATED THROUGHOUT
- RURAL LOCATION
- OFF ROAD PARKING
- OIL CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT





Tenure - Freehold

Council Tax Band - C

Floor Area - 1044.00 sq ft



### Property Description

Millerson Estate Agents are thrilled to present this three bedroom detached property to the market. Situated in the rural hamlet of Ruddlemoor on the outskirts of St Austell, this property has been renovated throughout meaning it is in 'move in ready' condition for its next owners. Accessing the property from the side, the property briefly comprises of a bright and airy entrance hall with doors leading off to a spacious lounge, kitchen/diner which leads into a conservatory, study, shower room and utility room. Upstairs, you will find three bedrooms and the family bathroom. To the front of the property you will find off road parking for multiple vehicles along with a 13ft composite shed whilst the rear garden offers a relaxing area for enjoying the Cornish sunshine whilst surrounded by a range of shrubs. The property is heated via oil fired radiators and falls under Council Tax Band C.

### Location

The hamlet of Ruddlemoor is on the outskirts of St Austell being just over one mile away where it can benefit from a whole range of amenities. Ruddlemoor itself is home to Wheal Martyn along with some delightful walks around the clay trails which lead up to the Eden Project and beyond. You can find schools, retail stores, a leisure centre and so much more in St Austell town centre. The town also has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque Georgian 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 breath-taking Lost Gardens of Heligan and of course the world famous Eden Project.

### The Accommodation Comprises

All dimensions are approximate.

### Entrance Hall

Coving. Smoke sensor. Thermostat. Under stair storage cupboard.

Radiator. Skirting. Vinyl flooring. Stairs to first floor. Doors leading to:

### Living Room

15'6" x 15'5" (4.73m x 4.70m)

Maximum measurements taken.

Double glazed window to the front aspect. Coving. Electric feature fire with stone surround. Radiator. Ample plug sockets. TV point. Skirting. Carpeted flooring. Double glazed sliding door leading to the front.

### Kitchen/Diner

15'10" x 7'8" (4.84m x 2.34m)

Double glazed window to the rear aspect. Coving. A range of wall and base fitted units with roll top work surfaces. Space and plumbing for dishwasher and freestanding cooker with extractor over. Sink with drainer and mixer tap. Tiling around stain sensitive areas. Radiator. Ample plug sockets. TV point. Skirting. Vinyl flooring. Double glazed sliding doors leading into the

### Conservatory

8'4" x 7'11" (2.55m x 2.43m)

Radiator. Plug sockets. Vinyl flooring. Double glazed door leading out to the rear garden.

### Study

7'8" x 6'3" (2.36m x 1.91m)

Maximum measurements taken.

Double glazed window to the side aspect. Coving. Radiator. Plug sockets. Broadband point. Skirting. Carpeted flooring.

### Shower Room

5'8" x 5'4" (1.75m x 1.64m)

Frosted double glazed window to the side aspect. Skimmed ceiling. Shower cubicle with waterfall shower head plus additional detachable head. Wash basin with mixer tap and storage below. WC with push flush. Tiling around water sensitive areas. Vinyl flooring.





### Utility Room

6'1" x 5'8" (1.87m x 1.73m)

Double glazed window to the side aspect. Coving. Consumer unit housed. Space and plumbing for washing machine, tumble dryer and additional fridge freezer if required. Plug sockets. Skirting. Vinyl flooring.

### First Floor

Double glazed Velux window. Coving. Smoke sensor. Loft access. Plug socket. Skirting. Carpeted flooring. Doors leading to:

### Bedroom One

15'10" x 10'6" (4.83m x 3.22m)

Two double glazed windows to the front aspect. Coving. Built in wardrobe. Radiator. Ample plug sockets. TV point. Skirting. Carpeted flooring.

### Bedroom Two

13'5" x 7'6" (4.10m x 2.29m)

Double glazed window to the rear aspect. Coving. Built in double wardrobes. Built in airing cupboard. Radiator. Ample plug sockets. Broadband point. Skirting. Carpeted flooring.

### Bedroom Three

9'11" x 5'5" (3.04m x 1.67)

Double glazed window to the side aspect. Coving. Radiator. Plug sockets. Skirting. Carpeted flooring.







Ruddle Moor, St. Austell, PL26 8XF



## Bathroom

7'9" x 6'8" (2.38m x 2.04m)

Frosted double glazed window to the side aspect. Coving. Bath with waterfall showerhead over plus additional detachable shower head. Wash basin with mixer tap and storage below. WC with push flush. Illuminated mirror. Heated towel rail. Tiling around water sensitive areas. Skirting. Vinyl flooring.

## Outside

To the front- Off road parking for at least three vehicles. Composite shed with racking. Oil tank. Outbuilding measuring approximately 2.99m x 1.78 benefitting from racking and houses the boiler. The property is accessed via the side.

To the rear- Tiered enclosed garden benefitting from a range of trees and shrubs. Laid to lawn area. Small pond. Three separate patio areas idea for al-fresco dining and enjoying the sunshine. Outside tap. Rear access into the outbuilding.

## Parking

There is off road parking for at least three vehicles.

## Tenure

Freehold.

## Services

Mains electricity, water (metered) and drainage. The property is heated via oil fired radiators and falls under Council Tax Band C.



## Directions To Property

Leaving St Austell, head onto Bodmin Road and pass through the hamlet of Trethowel. Continue on this road for a little longer and you will then enter the hamlet of Ruddlemoor. The property will shortly be located on your right-hand side where a member of the Millerson team will be there to meet you.

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## Valuation Request



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			
(69-80) C			
(55-68) D		61	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

