



Brewery Drive  
St. Austell  
PL25 4EH

Price Guide £250,000

- THREE GOOD SIZED BEDROOMS
- QUIET RESIDENTIAL CUL DE SAC
- WALKING DISTANCE TO THE TOWN AND RAILWAY STATION
- ENCLOSED LAID TO LAWN REAR GARDEN
- ALLOCATED PARKING FOR ONE
- ENSUITE TO BEDROOM ONE
- NO ONWARD CHAIN
- CONNECTED TO ALL MAINS SERVICES
- COUNCIL TAX BAND C
- DOWNSTAIRS W/C





Tenure - Freehold

Council Tax Band - C

Floor Area - 796.00 sq ft



### Property Description

Millerson Estate Agents are delighted to bring this well presented three bedroom, semi detached house to the market. Located in the residential estate of Brewery Drive, in St Austell, this home is situated perfectly for the town centre, public transport links and is within walking distance of schools. It is connected to all mains services throughout and is being sold with no onward chain. Further benefits include having a spacious enclosed laid to lawn rear garden and having an allocated off street parking space. The accommodation briefly comprises of a bright and airy entrance hallway which leads off to the kitchen, lounge/diner and W/C, whilst upstairs there are three good sized bedrooms and fully fitted family bathroom. Viewings are highly recommended to appreciate all that there is to offer.

### Location

This is a great location for those wanting to be a short walk from the town centre yet reside in a quiet residential area as there are many local shops business and primary and secondary schools nearby. The Mainline railway station is again just a few minutes walk away as is Polkyth library and sports centre.

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.

### Ground Floor

Front door leading into the:

### Entrance Hallway

Skimmed ceiling. Smoke sensor. Recessed spotlights. Thermostat control panel. Consumer unit housed. Radiator. Ample power sockets. Broadband/Phone connection point. Under-stairs storage cupboard. Tiled flooring. Skirting. Doors leading off to:

### Downstairs W/C

6'0" x 3'4" (1.84m x 1.03m)

Skimmed ceiling. Recessed spotlights. Extractor fan. Fully tiled.

Wash basin with mixer tap. W/C with push flush. Radiator. Tiled flooring.

### Kitchen/Diner

11'3" x 8'6" (3.44m x 2.61m)

Double glazed window to the front aspect. Skimmed ceiling. Recessed spotlights. Extractor fan. Carbon monoxide detector. Range of wall and base fitted units with tiled splash back surround and roll top worksurfaces. Integrated stainless steel sink with drainer and mixer tap, Zanussi double oven/grill with four ring gas hob and extractor hood above. Space and plumbing for under counter washing machine, fridge/freezer and dishwasher. Radiator. Tiled flooring. Skirting.

### Lounge

15'5" x 10'6" (4.70m x 3.21m)

Skimmed ceiling. TV/Phone/Broadband connections points. Ample power sockets. Thermostat control panel. Radiator. Engineered Oak flooring. Skirting. Double glazed French doors and side panels to the rear aspect and garden.

### First Floor - Landing

Skimmed ceiling. Recessed spotlights. Smoke sensor. Loft access. Radiator. Carpeted flooring. Skirting. Doors leading to:

### Bedroom One

12'0" x 7'10" (3.66m x 2.40m)

Maximum measurements taken. Double glazed window to the front aspect. Skimmed ceiling. Radiator. Ample power sockets. TV and broadband/phone connection points. Carpeted flooring. Skirting.

### Bedroom One Ensuite

5'9" x 5'6" (1.76m x 1.68m)

Double glazed frosted window to the front aspect. Skimmed ceiling. Recessed spotlights. Extractor fan. Fully tiled. Wash basin with mixer tap and fitted vanity cupboard above. Corner walk in shower unit with Aqualisa unit. W/C with push flush. Wall mounted heated towel radiator. Tiled flooring. Skirting.



### Bedroom Two

12'9" x 8'6" (3.91m x 2.61m)

Double glazed window to the rear aspect. Skimmed ceiling. Radiator. Ample power sockets. Carpeted flooring. Skirting.

### Bedroom Three

10'10" x 6'6" (3.31m x 2.00m)

Double glazed window to the rear aspect. Skimmed ceiling. Radiator. Ample power sockets. Carpeted flooring. Skirting.

### Family Bathroom

6'7" x 6'4" (2.02m x 1.95m)

Skimmed ceiling. Recessed spotlights. Extractor fan. Fully tiled. Wall mounted heated towel radiator. Bath with shower over. Wash basin with mixer tap and vanity unit above. W/C with push flush. Tiled flooring. Skirting.

### Outside

To the Front - A petite laid to lawn area - identified by the position of the Millerson For Sale Sign.

To the Rear - There is a laid to lawn rear, enclosed garden with timber fencing identifying the boundaries - secure for pets and children. Water access via wall mounted tap. Side gate leading to side passageway.

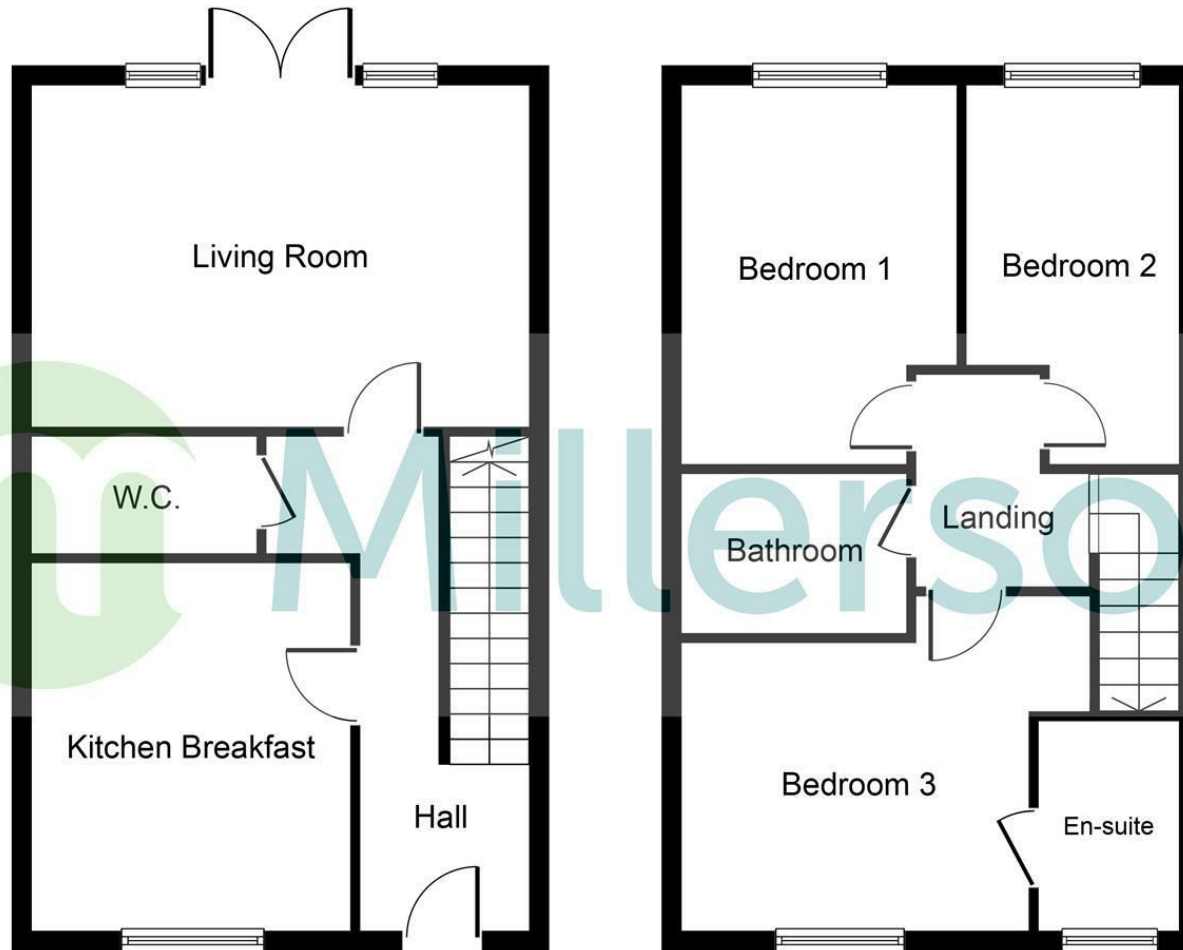
### Parking

There is one allocated off street parking space and ample, unrestricted parking close by should this be required.

### Services

The property is connected to mains water, electricity, gas and drainage and falls in Council Tax Band C.





**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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## Directions To Property

From the Railway station, turn left exiting the carpark, proceed up the hill and turn second right. Then proceed into the estate bearing left and go to the end of the cul-du-sac where the property will be found on the right.

## Contact Us

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## Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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	

