



Alexandra Road
St. Austell
PL25 4QN

Asking Price £370,000

- SUBSTANTIAL PERIOD HOUSE
- FLEXIBLE ACCOMMODATION
- THREE FLOORS
- ENCLOSED LEVEL REAR GARDEN
- CONSERVATORY
- PARKING
- CONVENIENT FOR TOWN CENTRE
- ATTIC ROOM



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1851.00 sq ft



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D58

The Property

This is a substantial and versatile period family house that retains many original features such as decorative floor tiling, cornices, and panelled doors. The well proportioned accommodation briefly comprises entrance hall, living room, dining room, conservatory, kitchen/breakfast room, utility room, downstairs wet room/shower room, on the first floor is four bedrooms and shower room and on the second floor is a large bedroom and an attic room, ideal for storage or office. Outside to the front is parking for several cars, there is a covered side path leading to the secure enclosed level rear garden.

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.

Entrance Vestibule

Upvc front door, decorative tiled flooring, Dado rail, glazed door to:

Inner Hall

Dado rail, decorative tessellated tiled flooring, staircase to first floor with under-stairs cupboard, door to kitchen, dining room and :

Sitting Room

14'6" x 13'8" (4.42m x 4.18m)

With large double glazed bay window to front elevation, dado rail, picture rail, decorative ceiling cornice, archway to:

Dining Room

12'10" x 11'11" (3.92m x 3.64m)

Dado rail, picture rail, French doors leading to:

Conservatory

12'1" x 7'8" (3.69m x 2.36m)

Tiled floor, glazed to side and rear with views and access to rear garden.

Kitchen/Breakfast room

14'4" x 9'2" (4.37m x 2.80m)

An extensive kitchen with range of matching base and wall units, worktops, raise and fall sink unit with single drainer sink unit, build in double oven, four ring hob, tiled splash back, double glazed windows to side, door leading to:

Utility Room

9'4" x 6'9" (2.86m x 2.07m)

Plumbing for washing machine, Belfast sink with cupboard below, heated towel rail, door to rear garden.

Wet Room/Shower Room

10'5" x 8'3" (3.19m x 2.52m)

Boston sink and drainer, double glazed window to side elevation, shower, heated towel rail, airing cupboard.

Landing

Half landing leading to full landing.

Bedroom One

15'10" x 12'0" (4.83m x 3.68m)

Double glazed window to front elevation. panelled radiator, range of built wardrobes and dressing table.

Bedroom Two

12'4" x 11'10" (3.76m x 3.61m)

Double glazed window to rear elevation, panelled radiator, range of built in range of wardrobes.

Bedroom Three

9'8" x 6'5" (2.95m x 1.96m)

Double glazed window to front elevation, panelled radiator.



Shower Room

7'10" x 5'11" (2.41m x 1.82m)

Fully tiled walls and floors, shower cubicle, low level WC, vanity unit with wash basin and cupboard below, double glazed window to side and extractor fan.

Bedroom Four

14'9" x 8'9" (4.52m x 2.69m)

Double glazed window to rear, panelled radiator. airing cupboard housing Worcester Bosch gas boiler.

Second floor landing

Bedroom Five

15'8" x 13'2" (4.80m x 4.03m)

A lovely spacious room with double glazed window to front elevation, fire grate (not in use) built in wardrobe, sky light.

Attic Room

21'1" x 9'1" (6.45m x 2.78m)

Sky light, storage space and possible office area or storage space.

Outside

To the front is a parking space for at least two cars, and there is a covered path leading around to the rear enclosed south facing level rear garden, with lawn area, flower borders and vegetable plot.

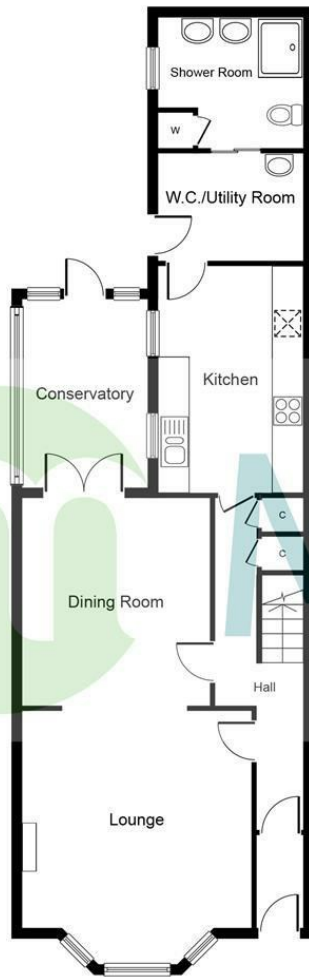
Services

Mains Water, Electricity, Gas, Drainage.

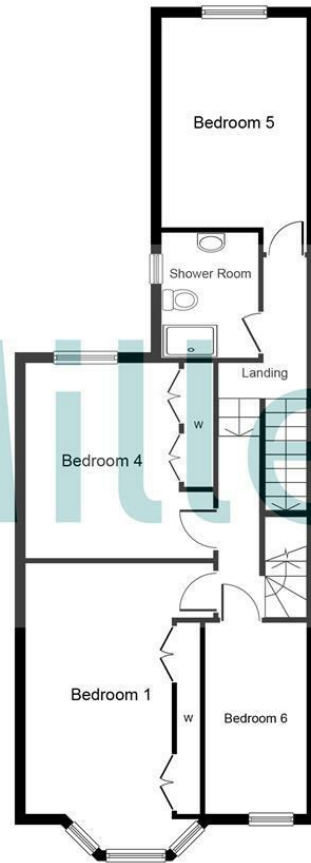
Council Tax Band 'C'

Broadband speed guide: 900Mb via Plusnet

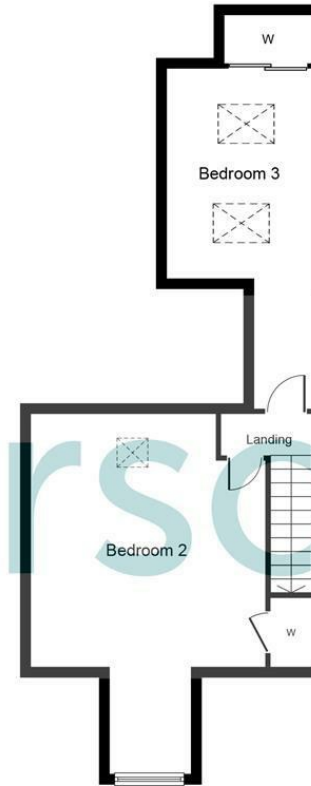




Ground Floor



First Floor



Second 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 proceed up the hill, turn right at the roundabout, proceed along the road to the next roundabout and then turn left down Alexandra road, the property will be seen on the right about 400 meters from the roundabout.

Millerson Estate Agents
 5-6 Market Street
 St Austell
 Cornwall
 PL25 4BB

E: st.austell@millerson.com

T: 01726 72289

www.millerson.com

Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

