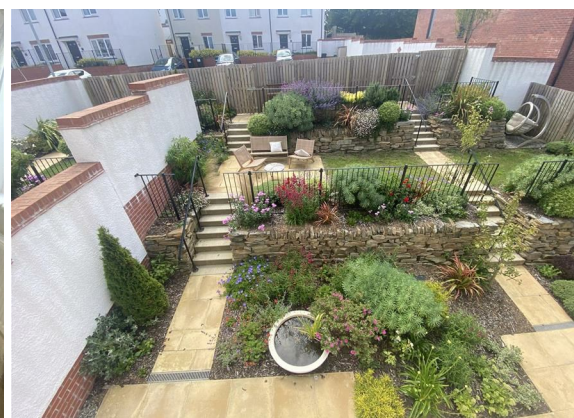




Gorse Lane
St Austell
PL25 5FX

Price Guide £273,950

- BRAND NEW HOUSE
- TEN YEAR WARRANTY
- ENCLOSED REAR GARDENS
- PARKING FOR TWO CARS
- LOVELY KITCHEN/DINER
- SPACIOUS LIVING ROOM
- GAS CENTRAL HEATING
- EDGE OF TOWN
- CHOICE OF FIVE



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - New
Build

Floor Area - 947.00 sq ft



Property

We have a choice of five of these brand new three bedroom family houses and these offer accommodation that briefly comprise: entrance hall, living room, kitchen/diner, cloakroom/WC, and on the first floor is three bedrooms and family bathroom. Outside is an enclosed garden and parking for two cars.

Location

This is a great location on the Western fringes of St Austell town and is about a mile away from this extensive shopping Centre where there are also many local businesses and a mainline railway station. A short drive away is the famous Eden Project, the beautiful Lost Gardens of Heligan and some amazing coastline and stunning villages such as Charlestown and Mevagissey.

Entrance hall

With stairs to first floor, paneled radiator, door to:

Living Room

14'0" x 12'11" (4.27m" x 3.94m")
Double glazed window, paneled radiator, TV ariel point, door leading to:

Kitchen/Diner

13'11" x 11'6" (4.24m" x 3.51m")
Double glazed window to rear garden, extensive range of kitchen units with built in oven, four ring hob and extractor over, space for fridge and washing machine, single drainer sink unit with mixer taps, work tops and matching wall units, door to:

Rear Hall

With double glazed door to rear garden and door to:

Cloakroom/WC

4'9" x 6'1" (1.45m x 1.86m)
Low level WC, wash basin, extractor fan.

First floor,

With built in cupboard and access to loft space..

Bedroom One

14'2" x 9'2" (4.32m" x 2.79m")
Double glazed window to front elevation, paneled radiator.

Bedroom Two

13'11" x 9'2" (4.24m" x 2.79m")
Double glazed window to rear elevation, paneled radiator.

Bedroom Three

9'3" x 7'1" (28.35m' x 2.16m")
Double glazed window to rear elevation, paneled radiator.

Family Bathroom

7'1" x 6'3" (2.16m x 1.93m)
Double glazed window to rear elevation, part tiled walls, paneled bath, low level WC, wash basin, heated towel rail.

Outside

Open lawn area to front and to the rear is an enclosed garden laid to lawn, outside tap and pedestrian gate to parking area.

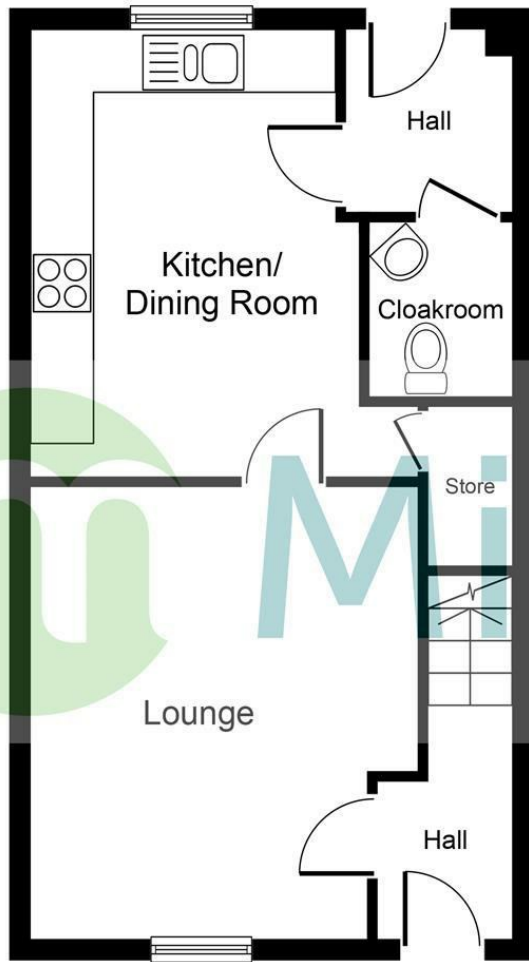
Services

All mains services.
Council tax to be confirmed.

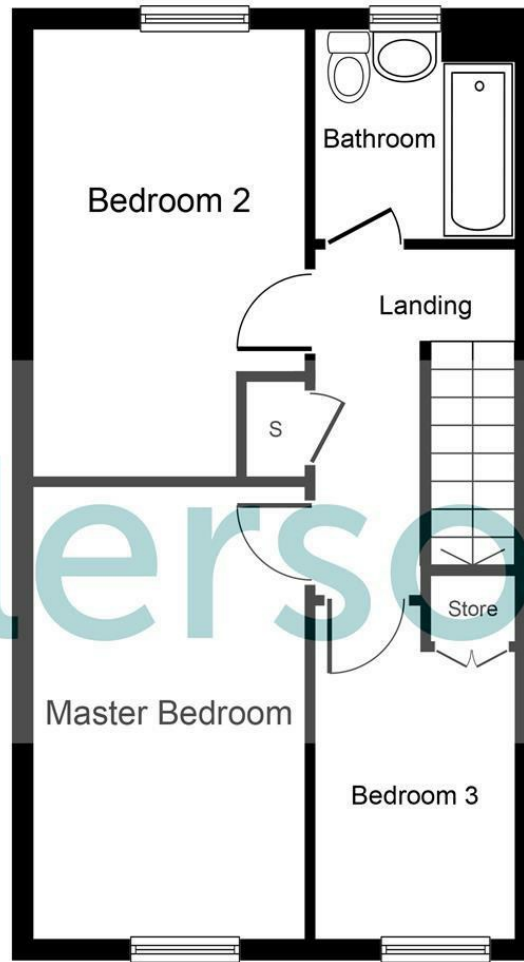
Agents Note

PHOTOS ARE TAKEN OF THE SHOW HOME.
Five plots of 'The Darwin' type plots 220 (mid Terraced), 221,225, 243,244
3,5,13,28 and 26 Gorse Lane.
Prices for the mid terrace homes £273950, for end terraced £279950





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

Proceed out the town, heading for Truro, head up A390, and as you near the top of the hill before you leave the town, turn left at the roundabout, proceed down the road and please stop at the sales office carpark.

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Valuation Request



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