



**Boldventure Avenue**

**St. Austell**

**PL25 3DZ**

**Price Guide £175,000**

- NO ONWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- CONNECTED TO ALL MAINS SERVICES
- COUNCIL TAX BAND A
- EXPANSIVE FRONT AND REAR LAID TO LAWN GARDENS
  - RENOVATION AND MODERNISATION REQUIRED
- WALKING DISTANCE TO SCHOOLS AND SHOPS
- QUIET NO THROUGH CUL DE SAC
  - MID TERRACE
  - SCAN QR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - A

Floor Area - 753.47 sq ft



### Property Description

Millerson Estate Agents are delighted to bring this three bedroom, mid terraced house, situated in Boscoppa in St Austell to the market. The accommodation briefly comprises of a bright and airy entrance porch with doors leading off to the lounge, kitchen/diner, rear porch whilst upstairs there are three good sized bedrooms, bathroom and separate W/C. Externally there are sizeable front and rear gardens and ample unrestricted, on street parking. This home is being sold with no onward chain and vacant possession. It is connected to all mains services and falls within Council Tax Band A. Viewings are highly recommended to appreciate all that there is to offer.

### Location

This property is situated within a quiet cul-du-sac, in the area of Boscoppa in St Austell, and is within walking distance of the local primary schools and recreation park. Local supermarkets are close by, as well as a bakery and takeaways. The recently regenerated St Austell town centre is within 1½ miles and offers a wider range of shopping and educational and recreational facilities including the leisure centre, Polkyth. The beautiful port of Charlestown and the award winning Eden Project are within a short drive in addition to the town of Fowey which is approximately 7 miles away and is well known for its restaurants and coastal walks.

### The Accommodation Comprises

(All dimensions are approximate)

### Ground Floor

Front door leading into the:

### Entrance Porch

Smoke sensor. Double glazed window to the side aspect. Doors leading to:

### Lounge

16'4" x 9'10" (4.99m x 3.01m)

Double glazed window to the front and rear aspects. Radiator. Ample power sockets. Fireplace. Carpeted flooring. Skirting.

### Kitchen / Diner

16'4" x 9'4" (4.98m x 2.86)

Maximum measurements taken. Double glazed window to the front and rear aspects. Extractor fan. Thermostat. A range of wall and base fitted units with roll top worksurfaces with drainer. Space and plumbing for freestanding white goods and oven/grill/hob. Larder style cupboard measuring 1.54m x 0.51m with built in shelving. Under stairs storage cupboard housing service meter. Radiator. Ample power sockets. Vinyl flooring. Skirting. Door leading through to:

### Rear Porch

16'7" x 5'11" (5.06m x 1.81m)

Service meter and consumer unit housed. Two ex-coal stores. Access to both the front and rear aspects. Ideal space for storage of bikes, lawnmower, garden furniture and the all important BBQ.

### First Floor

Landing - Double glazed window to the rear aspect. Smoke sensor. Carbon monoxide detector. Loft access. Airing cupboard housing BAXI combination boiler. Radiator. Carpeted flooring. Skirting. Doors leading to:

### Bedroom One

13'0" x 9'1" (3.97m x 2.77m)

Double glazed window to the front aspect. Radiator. Ample power sockets. Built in wardrobe measuring 0.89m x 0.74m. Carpeted flooring. Skirting.

### Bedroom Two

10'5" x 9'11" (3.20m x 3.03m)

Double glazed window to the front aspect. Ample power sockets. Radiator. Over stairs storage cupboard measuring 0.87m x 0.73m. Carpeted flooring. Skirting.

### Bedroom Three

9'10" x 6'11" (3.01m x 2.11m)

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

### Bathroom

5'5" x 4'11" (1.67m x 1.50m)

Double glazed frosted window to the rear aspect. Extractor fan. Wall mounted heater. Vanity cupboard. Partially tiled. Bath with shower over. Wash basin. Radiator. Vinyl flooring tiles. Skirting.

### W/C

4'1" x 2'7" (1.25m x 0.81m)

Double glazed frosted window to the rear aspect. W/C. Vinyl flooring tiles. Skirting.

### Outside

To the front and rear there are sizeable laid to lawn gardens with the rear having a purpose built storage outhouse measuring 2.77m x 1.71m.

### Parking

There is no allocated parking but currently unrestricted, ample on street parking close-by.

### Tenure and Services

The property is freehold and is connected to mains water, electricity, gas and drainage. It falls within Council Tax Band A.

### Service Charge

There is an annual service charge on the property of £158.88 which includes grounds maintenance, management fees and insurance. The management agent is Ocean Housing. \*The service charge subject to annual review.

### Directions

From our St. Austell office turn right onto High Cross Road. At the roundabout take the first exit onto Carlyon Road. Continue to Polkyth Road. At the four way traffic lights head straight over and down Sandy Hill. You will pass Sandy Hill School on your left. At the roundabout go straight over, then at the traffic lights continue straight until you reach the Bethel double roundabout. Here take the first left hand exit and continue until you reach the next double roundabout - head over and to the right on to Boscoppa Road, then right again on to Boldventure Road and then right once more on to Boldventure Avenue. Follow the road around and the property will be located on your left hand side and clearly identifiable by a round Millerson FOR SALE board. One of the team will be there to meet you.

### Material Information

Verified Material Information

Council tax band: A

Council tax annual charge: £1561.69 a year (£130.14 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception



Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: None  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: D

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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## Contact Us

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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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