



Chamomile Court  
St Austell  
PL25 5FY

Asking Price £415,000

- BRAND NEW
- 10 YEAR WARRANTY
- INTEGRAL GARAGE
- ENCLOSED GARDEN
- DRIVE FOR TWO CARS
- MAIN BEDROOM ENSUITE
- CLOSE TO TOWN
- NEARBY TO SOUTH COAST
- OPEN PLAN KITCHEN/DINER

Tenure - Freehold

Council Tax Band - New  
Build

Floor Area - 1220.00 sq ft



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### Property

A brand new house of 'The Newton design' on this great new development is this spacious four bedroom detached house with integral garage, and accommodation that comprises, reception hallway, lounge with bay window, open plan fitted kitchen/diner, utility room and on the first floor is a main bedroom ensuite, three further bedrooms and family bathroom. Outside there an single integral garage and parking for two cars and an enclosed garden.

### 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.

### Reception Hall

With front door, stairs to first floor, door to:

### Cloakroom/WC

Part tiled walls, Low level WC, wash basin, double glazed window to front elevation, paneled radiator.

### Lounge

13'11 x 11'8" (4.24m x 3.56m")

A bright room with large bay window to front elevation, paneled radiator, TV ariel point.

### Kitchen/Diner

21'2 x 9'7" (6.45m x 2.92m")

A great room for family entertainment, with well fitted kitchen area comprising built in oven and four ring gas hob, fridge/freezer, washing machine, various base units and work tops, tiled splash backs, one and half bowl sink unit with mixer taps, paneled radiator, double glazed window and double glazed French doors to rear garden.

### Landing

Access to insulated loft space.

### Main Bedroom

13'11" x 11'11" (4.24m" x 3.63m")

Double glazed window to front elevation, paneled radiator, TV Ariel point, door to:

### Ensuite

Part tiled walls, shower cubicle, low level WC, wash basin, shaver socket and double glazed window to side elevation, heated towel rail.

### Bedroom Two

11'1" x 9'10" (3.38m" x 3.00m")

Double glazed window to rear elevation, built in cupboard, paneled radiator.

### Bedroom Three

9'8" x 9'6" (2.95m" x 2.90m")

Double glazed window to rear elevation, paneled radiator.

### Bedroom Four

12'1" x 6'10" (3.68m" x 2.08m")

Double glazed window to front elevation, paneled radiator.

### Bathroom

Partly tiled walls, paneled bath with shower over, Low level WC, wash basin, shaver socket, window to rear elevation.

### Garage

Single garage with up and over door, power and light.

### Outside

Driveway leading to garage and providing parking for two cars, front lawn area and path to enclosed rear garden again laid to lawn and outside tap.

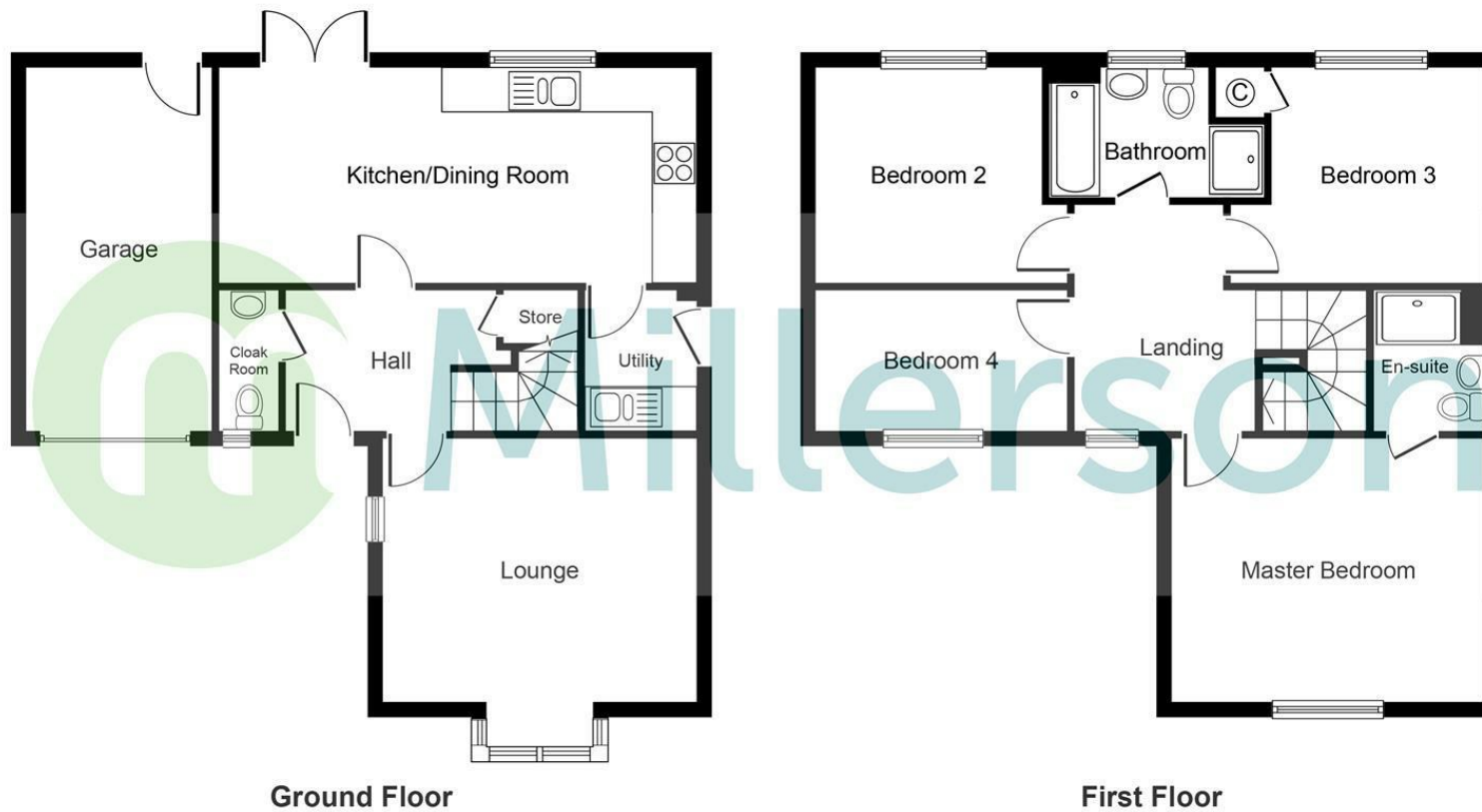
### Services and information

Mains Water, Electricity, Drainage, Gas central heating.  
Council tax band to be confirmed.



## 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.



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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## Valuation Request



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</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>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	