



Lyndhurst Avenue  
St. Austell  
PL25 3HJ

Asking Price £180,000

- NO ONWARD CHAIN
- TWO / THREE BEDROOM SEMI DETACHED
- OVERSIZED GARAGE / WORKSHOP WITH BUILT IN BENCHES AND VICE
- SIZEABLE LEVEL LAID TO LAWN REAR GARDEN
- AMPLE OFF STREET PARKING
- POTENTIAL TO EXTEND SUBJECT TO OBTAINING RELEVANT PERMISSIONS
- QUIET NO THROUGH CUL DE SAC LOCATION
- COUNCIL TAX BAND B
- WALKING DISTANCE TO SCHOOLS AND SHOPS
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 602.78 sq ft



### Property Description

Millerson Estate Agents are delighted and proud to bring this two/three bedroom semi detached property to the market. Situated in the extremely popular, residential area of Sandy Hill / Bethel, in St Austell, means this property won't hang around for long. The property has been well loved and cared for over the years and although it has been maintained to a good standard it would benefit from a modernisation throughout. In addition there is the possibility of extending the property to enhance further but this would be subject to obtaining relevant permissions. The accommodation briefly comprises of a bright and airy entrance porch which leads off to the lounge and in turn the open plan kitchen/diner and onto the conservatory. Upstairs there are two bedrooms (previously three) and a fully fitted shower room. The property is connected to all mains services, falls into Council Tax Band B and is being sold with no onward chain. Viewings are highly recommended to appreciate all that there is to offer.

### Location

The property is located in a desirable, cul de sac just off of Sandy Hill in St Austell. It is within short walking distance to the local park and falls within the catchment area for both local primary and secondary schools which have both been rated 'Outstanding' in their most recent Ofsted reports. Aldi supermarket can be found at the top of Sandy Hill and accessible by foot easily, in addition to the local convenience store which has an integrated Post Office. Further afield St Austell town centre is situated approximately 1 mile away and offers a wide range of shopping, coffee shops, restaurants and local leisure centre. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque Georgian 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 breath-taking Lost Gardens of Heligan and of course the world famous Eden Project.

### The Accommodation Comprises

(All dimensions are approximate)

#### Ground Floor

UPVC frosted double glazed front door leading into the:

#### Entrance Porch

3'11" x 3'10" (1.21m x 1.18m)

Double glazed frosted window to the side aspect. Ample space for housing coats and shoes. Carpeted flooring. Skirting. Single glazed wooden feature door leading into:

#### Lounge

14'11" x 11'3" (4.55m x 3.45m)

Double glazed window to the front aspect. Extractor fan. Smoke sensor. Gas fire. Ample power sockets. Broadband/Phone connection point. Radiator. Carpeted flooring. Skirting.

#### Kitchen

8'2" x 7'6" (2.51m x 2.31)

Double glazed windows to the front and side aspects. Coving. Consumer unit and service meter housed. Thermostat. Partially tiled. A range of wooden wall and base fitted units with roll edge worksurfaces and with integrated stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine, fridge/freezer and freestanding oven/hob and grill. Baxi combination boiler. Ample power sockets. Carpeted flooring. Skirting. Open plan leading into the:

### Dining Area

8'3" x 6'11" (2.52m x 2.11m)

Coving. Radiator. Ample power sockets. Carpeted flooring. Skirting. Double glazed sliding doors leading into the:

### Conservatory / Sunroom

7'2" x 6'2" (2.19m x 1.89m)

Single glazed throughout with polycarbonate roof. Power socket. Carpeted flooring. Skirting. Sliding door leading to the garden and garden.

### First Floor

Landing - Coving. Smoke sensor. Loft access with lighting and pull down ladder.

Radiator. Power sockets. Broadband/Phone connection point. Carpeted flooring. Skirting.

Airing cupboard measuring 0.62m x 0.51m and with an integral radiator and timber wooden shelving.

Doors leading to:

#### Bedroom One

14'11" x 9'4" (4.56m x 2.86m)

Maximum measurements taken. L-Shaped. Two double glazed windows to the front aspect. Coving. Previously two bedrooms which have been converted into one larger room. Built in storage cupboards and drawers with a built in wardrobe measuring 0.65m x 0.52m. Two radiators. Ample power sockets. Carpeted flooring. Skirting.

#### Bedroom Two

8'7" x 8'3" (2.63m x 2.53m)

Double glazed window to the rear aspect. Coving. Ample power sockets. Built in wardrobe measuring 0.68m x 0.50m. Radiator. Carpeted flooring. Skirting.

#### Shower Room

5'10" x 4'11" (1.80m x 1.51m)

Double glazed frosted window to the rear aspect. Partially tiled throughout. Wall mounted vanity storage unit. W/C. Wash basin. Corner walk in shower unit with rainfall shower head and separate attachment. There is also currently a wall mounted assistance handle in place. Carpeted flooring. Skirting.

#### Gardens

To the front and side there are flower beds which are currently stocked with a variety of plants ready to be pruned and planted for the following season.

To the rear there is an expansive, enclosed garden space which is currently laid to lawn with some mature, well established shrubs. To the back corner there is a combination of patio slabs and stone chippings providing the perfect spot to enjoy the Cornish sunshine.

#### Garage / Workshop

19'2" x 15'2" (5.86m x 4.64m)

Wooden door. Three windows providing dual aspect to the rear and side. Built in workbenches with integrated workman's vice. Consumer unit. Ample power sockets. Lighting. UPVC partially glazed door leading to rear patio housing wall mounted outside tap and to the rear two external power sockets.

#### Parking

There is ample driveway parking for multiple vehicles in addition to a larger than average garage. There is currently ample, on street parking available close by should this be required.



### Agents Note

The property will be sold as seen with the remaining furniture included in the transaction.

### Material Information

Verified Material Information:

Council tax annual charge: £1727.74 a year (£143.98 a month)  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: Off Street, Private, and Garage  
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: Stairlift  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: Survey Instructed



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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.

### Services

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

### 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 junction head straight over. You will pass Sandy Hill School on your left.



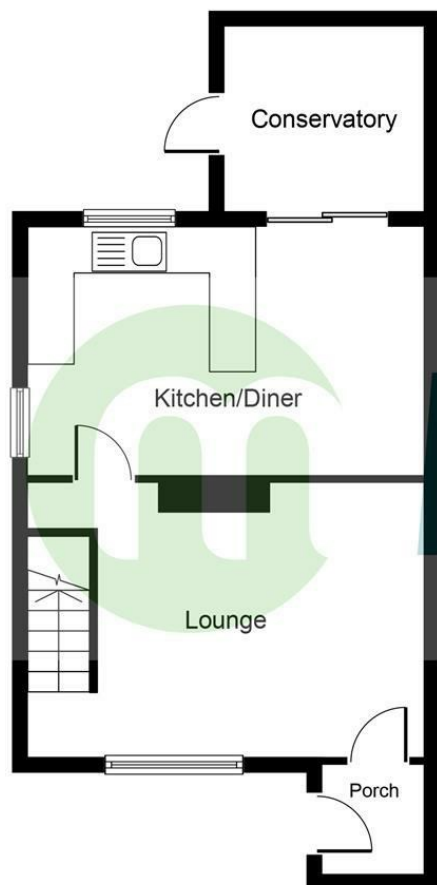
Lyndhurst Avenue, St. Austell, PL25 3HJ

At the roundabout go straight over, then at the traffic lights continue straight and the right hand turn into Dennison Avenue and immediately right again into Fairfield Close - continue along and take the next left on to Lyndhurst Avenue where the property will be immediately seen on your left hand side and clearly identifiable by a round 'FOR SALE' Millerson board. A member of the team will be there to meet you.

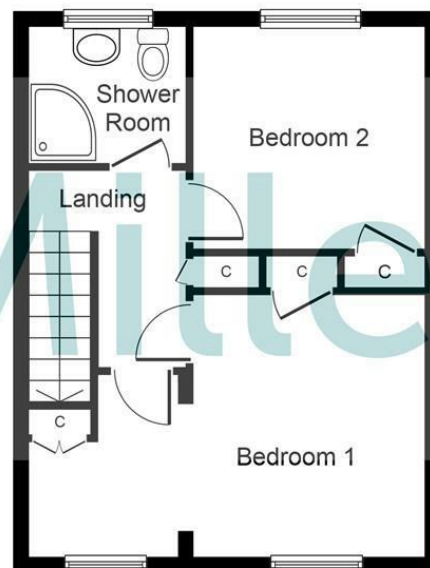


## Directions To Property

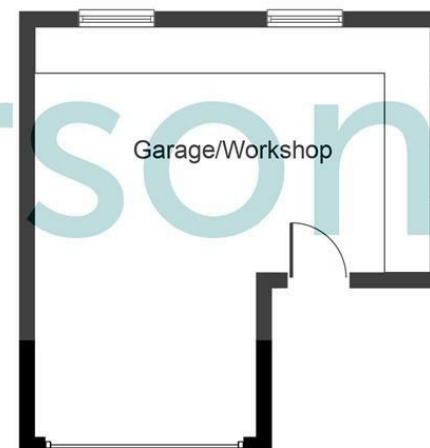
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**Ground Floor**



**First Floor**



**Garage**

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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5-6 Market Street

St Austell

Cornwall

PL25 4BB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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