



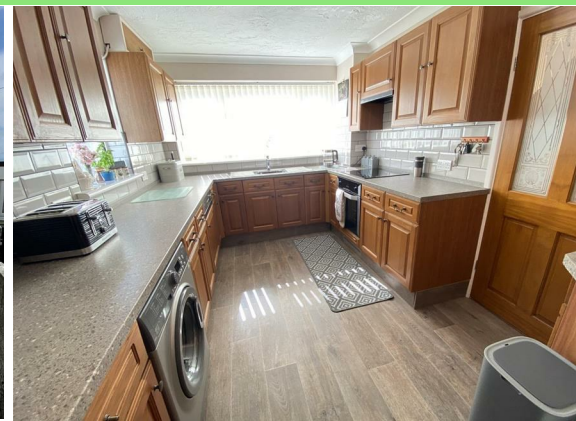
Agar Road

St. Austell

PL25 3AF

Asking Price £320,000

- THREE DOUBLE BEDROOMS
- LARGE DOUBLE GARAGE
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
  - ATTACHED GARAGE
- QUIET RESIDENTIAL ROAD
- POTENTIAL TO EXTEND
- GAS CENTRAL HEATING
  - AMPLE PARKING
- SCAN FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - C

Floor Area - 904.00 sq ft



### Property

Millerson is proud to offer this beautifully presented home with accommodation briefly comprising entrance hall, lounge, conservatory, dining room, kitchen, rear hall, double bedroom and, on the first floor, two double bedrooms, one with distant sea views, and a family bathroom. There is an attached garage where there is potential to extend the accommodation to create a further bedroom, or a downstairs cloakroom, subject to the necessary permission. Outside to the front is a brick-paved driveway with parking for numerous cars, leading to the attached garage and also around to the rear enclosed garden, laid mainly to lawn with rear terrace, summer house and terraced area. There is also a large detached garage with an inspection pit.

The property has the benefit of Upvc soffits, fascias, double glazing, gas central heating, and will require minimal maintenance in the years to come.

### Location

Situated on a quiet road, the property is within walking distance of supermarkets, restaurants and local schools including Sandy Hill Academy which has been rated 'Outstanding' in their most recent Ofsted. Further facilities can be located a mile away in St Austell town centre including a leisure centre, cinema, bowling alley, pubs, banking facilities and a wide range of shopping amenities. The property is located within a short drive to numerous beaches such as Porthpean, Carlyon Bay and the famous historical port of Charlestown and the famed Eden project.

### Accommodation comprises

All dimensions are approximate.

### Hallway

Composite front door, leading into hallway, double glazed window, stairs to first floor, access to small loft, doors leading to:

### Lounge

15'6" x 11'9" (4.74m x 3.60)

Panelled radiator, fireplace (not in use) with tiled hearth and wooden mantelpiece, double glazed sliding patio doors leading into:

### Conservatory

11'4" x 8'11" (3.47m x 2.72m)

A great room with with double glazed windows to three sides, two panelled radiators, power and light, double glazed French doors to rear garden and brick paths and terrace.

### Dining Room

12'2" x 8'11" (3.72m x 2.72m)

Wood-effect flooring, panelled radiator, archway to kitchen, double glazed window and half glazed Upvc door to:

### Utility/Rear Porch

6'11" x 4'3" (2.13m x 1.30m)

Double glazed window to rear and double glazed Upvc door to garden, base units and space for tumble dryer.

### Kitchen

11'9" x 8'9" (3.59m x 2.69m)

Extensive range of fitted base and wall units with granite-effect work surfaces, space for washing machine, built-in dishwasher, built-in electric oven, electric four ring hob above, and extractor hood over, double drainer steel sink unit with mixer taps, tiled walls, double glazed windows to front and side elevation, panelled radiator, door into hallway.

### Ground Floor Bedroom

11'9" x 9'2" (3.60m x 2.81m)

Double glazed window to front elevation, panelled radiator.

### First Floor Landing

Large walk-in cupboard housing Baxi Gas boiler, and access into boarded eaves storage space.

### Bedroom Two

11'10" x 9'5" (3.62m x 2.88m)

Panelled radiator, double glazed window to side elevation, double built-in wardrobe.

### Bedroom Three

11'10" x 8'11" (3.63m x 2.73m)

Double glazed window to side elevation and distant sea views and built-in double wardrobe.

### Family Bathroom.

6'3" x 5'4" (1.92m x 1.64m)

Fully tiled walls, panelled bath with shower attachment fed from mains hot water, pedestal wash basin, low level WC, double glazed window to front elevation, panelled radiator.

### Integral Garage.

15'6" x 6'6", 15'0" x 11" (4.73m x 2.46m)

Insulated sectional roller door, power and light, pedestrian door to garden.

### Detached Double Garage.

18'10" x 15'5" (5.75m x 4.70m)

A large garage/workshop, with inspection pit, power and light, pedestrian side door into rear garden, fiberglass up and over door, exposed beams.

### Services

Mains Water, Electricity, Water and Gas Central Heating.



## Material Information

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

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, Gas Central Heating

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway, Garage, Gated, Off Street, On Street, Rear, and Private

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

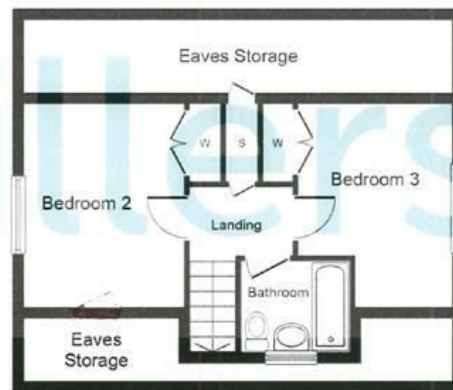
Energy Performance rating: C

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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.



Ground Floor



First Floor



Garage

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Directions To Property

From St Austell town centre heading up East Hill at the top turn left at the mini roundabout onto Kings Avenue from here continue to the next mini roundabout and turn right onto Carlyon Road. Continue straight over the next two roundabouts and at the traffic light junction take a left turn onto Slades Road. Continue up the hill past Morrisons Daily shop and take the second turning on the right into Gwallon road then turn left into Agar road and the property will be seen on the right

## Contact Us

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

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