



Penwithick Road  
Penwithick  
St. Austell  
PL26 8UH

Asking Price £250,000

- THREE GOOD SIZED BEDROOMS
- EXPANSIVE 100FT REAR GARDEN WITH VARIOUS AREAS
- VEGETABLE PATCH AND POLYTUNNEL
- SIZEABLE INSULATED TIMBER OUTBUILDING IDEAL HOME OFFICE / HOBBY ROOM / GYM
- UTILITY ROOM AND OUTSIDE WC
- TWO RECEPTION ROOMS
- AMPLE ON STREET PARKING AVAILABLE CLOSE BY
- WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES AND AIR SOURCE HEATING
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area - 925.70 sq ft



3



1



2



D59

### Property Description

Millerson Estate Agents are delighted to present this deceptively, spacious, three bedroom semi detached house to the market. Situated in the popular village of Penwithick this home is within walking distance to local amenities which include a convenience shop, post office and recreational park. The current owners have maintained this property to a high standard and so it is in move in ready condition. The accommodation briefly comprises of a bright and airy entrance hallway with doors leading off to the lounge and separate dining room. In turn this leads through to the open plan, modern, spacious kitchen/breakfast room which offers ample storage and space ready for hosting and entertaining. Upstairs there are three good sized bedrooms and a bigger than average, fully fitted, family bathroom. The property is connected to all mains services and is heated via an air source heat pump.

The most iconic part of this home has to be the rear garden and is one not to be missed. Measuring approximately 100ft in length this garden is perfect to suit all requirements with various areas including a perfectly mowed lawn with fully stocked, bordering flower beds, an outside W/C, filled pond and a polytunnel and vegetable patch which has already been sown with potatoes, strawberries and other delights. Furthermore to the back of the garden there is a covered storage and drying area which would be ideal for housing wetsuits and kayaks. Next to this is a timber built storage shed measuring 5.29m x 3.48m, this has power running to it and has been partially insulated allowing a variety of uses including a hobby room, home office or gym.

Viewings are highly recommended to appreciate all that this property has to offer.

### Location

The village of Penwithick is located on the outskirts of St Austell and offers a recreational park, fish and chip shop plus a post office and convenience store. It has easy access to the surrounding countryside via various footpaths so perfect for evening and weekend walks. Situated a few miles away is St Austell which offers a more comprehensive range of facilities and includes access to a main line railway station which connects to both Paddington and Penzance. St Austell also offers numerous pubs, restaurants and bistros, with the Eden Project, Lost Gardens of Heligan and the famous harbour of Charlestown also within a short drive.

### The Accommodation Comprises

(All dimensions are approximate)

#### Ground Floor

UPVC partially glazed front door leading into the:

#### Entrance Hallway

Consumer unit, electric meter and heat pump controls housed. Broadband/Phone connection point. Carpeted flooring. Skirting. Doors leading off to:

#### Lounge

13'5" x 9'1" (4.09m x 2.78m)

Double glazed window to the front aspect. Skimmed ceiling. Coving. Radiator. Ample power sockets. Carpeted flooring. Skirting.

#### Dining Room / Reception Room

13'4" x 11'0" (4.07m x 3.36m)

Double glazed window to the front aspect. Skimmed ceiling. Coving. Ample power sockets. Broadband/Phone connection point. Radiator. Laminate wooden flooring. Skirting. Access to the kitchen can be provided from both the lounge and dining room via the rear hallway.

#### Rear Hallway

Smoke sensor. Under-stairs storage cupboard. Door leading to:

#### Kitchen / Breakfast Room

20'8" x 8'9" (6.30m x 2.68m)

Maximum measurements taken. Two double glazed windows to the rear aspect. Skimmed ceiling. A range of wall and based fitted units with roll edge worksurfaces, integrated extractor hood. Space and plumbing for freestanding oven/grill and hob, fridge and/or freezer or additional white good. Ceramic Belfast style sink with mixer tap. Ample power sockets some partially with integrated USB ports. Vertical column radiator. Vinyl flooring. Skirting. UPVC double glazed door leading into the rear garden.

#### First Floor

Landing - Skimmed ceiling. Coving. Loft Access. Radiator. Carpeted flooring. Skirting.

Doors leading to:

#### Bedroom One

13'10" x 7'11" (4.23m x 2.42m)

Double glazed window to the front aspect. Skimmed ceiling. Coving. Radiator. Radiator. Carpeted flooring. Skirting.

#### Bedroom Two

13'9" x 8'5" (4.21m x 2.57m)

Double glazed window to the front aspect. Skimmed ceiling. Coving. Radiator. Ample power sockets. Carpeted flooring. Skirting.

#### Bedroom Three

6'11" x 6'8" (2.12m x 2.04m)

Double glazed window to the front aspect. Skimmed ceiling. Coving. Radiator. Ample power sockets. Carpeted flooring. Skirting.

#### Family Bathroom

8'5" x 7'9" (2.58m x 2.38m)

Double glazed frosted window to the rear aspect. Skimmed ceiling. Coving. Fully tiled throughout. Extractor fan. Bath with electric Triton shower over. W/C with push flush. Wash basin. Radiator. Vinyl flooring. Skirting.

Airing cupboard housing Daikin hot water tank and built in timber shelving.

#### Outside

Multi paneled wooden door leading into:

#### Utility Room

9'3" x 9'1" (2.83m x 2.79m)

Secondary consumer unit. Daikin boiler housed. Space and plumbing for washing machine and tumble dryer. Ample additional space to house other white goods if required. Built in timber shelving. Vinyl flooring.

#### Rear Garden

Measuring approximately 100ft in length is the rear garden of this property which is made up through a variety of areas. This includes a sizeable laid to lawn area with patio seating area and fully stocked flower beds including mature and well established shrubbery and solar lighting. In addition there is a fully functioning polytunnel and vegetable patch which is planted and sown accordingly with the seasons and includes rhubarb, potatoes and strawberries. To the back of the garden is a purpose built covered storage and drying area perfect for wetsuits, kayaks and paddleboards. To the side a timber built, partially insulated storage 'shed' with integrated log burner (not tested) and electrical connections - this would make an ideal working from home space, hobby room or gym. Further outside features are power sockets, tap and outside W/C

#### Storage Outbuilding / Workshop / Hobby Room

17'4" x 11'5" (5.29m x 3.48m)

Timber framed with partial insulation installed. Single glazed windows facing into the garden. Lighting. Ample power sockets. Log Burner with external flue installed. Concrete flooring.

#### Outside W/C

5'2" x 2'7" (1.58m x 0.80m)

Insulated. Lighting. Consumer unit. W/C with push flush. Water Access via tap. Externally fitted double power socket.

#### Parking

There is no specific off street parking for this property however ample on street parking can be found close by.

#### Material Information

Verified Material Information

Council tax band: B

Council tax annual charge: £1821.97 a year (£151.83 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None



Heating features: Double glazing and Air source heat pump  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Great, 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: Yes: Next door neighbour has right of way through garden  
Long-term flood risk: Yes  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: Ordered

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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, electricity and drainage. The heating is powered via an air source heat pump. It falls within Council Tax Band B. The EPC for the property has been ordered but not yet completed.

#### EPC

The Energy Performance Certificate is booked in for Monday 9th September 2024 and will be added to the listing accordingly when completed.

#### Agents Note

There is a pedestrian right of way to the rear of the property for the neighbouring property

#### Directions

On entering the village from St Austell, proceed past the traffic calming and the property will be situated on your right hand side directly opposite the convenience store and will be clearly identifiable by a round Millerson 'FOR SALE' board. A member of the team will meet you.





Penwithick Road, Penwithick, St. Austell, PL26 8UH



## Directions To Property

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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
<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>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Scan me!

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Valuation Request

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