

Eliot Road
St. Austell
PL25 4NN

Guide Price £190,000

- NO ONWARD CHAIN
- THREE GENEROUS BEDROOMS
- SOUTH FACING REAR GARDEN
- EXPANSIVE KITCHEN/DINER
- WORKSHOP + OUTBUILDINGS
- MODERNISATION REQUIRED
 - OFF ROAD PARKING
- WITHIN WALKING DISTANCE TO AMENITIES
 - DOUBLE GLAZING THROUGHOUT
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 968.75 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this deceptively spacious, three bedroom, semi-detached home to the market. In need of modernisation throughout, this opportunity is not to be missed and would be ideal for first time buyers. In brief, the accommodation comprises of a bright and airy entrance hallway with doors leading into a cosy lounge, perfect for relaxing with family or entertaining guests and an expansive kitchen/diner, perfect for those culinary enthusiasts. On the first floor, you will find three well-proportioned bedrooms and bathroom, offering plenty of space for a growing family. Externally, this property benefits from having an enclosed south facing garden which has been mainly laid to lawn and boasts a range of mature foliage. Additional features include a workshop, outside W.C. and storage shed. To the front of the property, there is off-road parking for multiple vehicles. This property is connected to all mains services and the heating is distributed via gas fed radiators, it falls under Council Tax Band B. This property is a repaired Cornish Unit; however, we have been made aware that it is mortgageable and hold a valid PRC certificate. Viewings are highly recommended to appreciate all this property has to offer.

LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque 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 breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

Double glazed door. Smoke alarm. Double glazed window to the side aspect. Radiator. Gas meter. Telephone point. Plug socket. Skirting. Carpeted flooring. Doors leading to:

LOUNGE

15'6" x 10'5" (4.74m x 3.19m)

Coving. Double glazed window to the front aspect. Gas fireplace with mantle and heath. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

KITCHEN/DINER

22'6" x 10'6" (6.88m x 3.22m)

Coving. Double glazed windows to the front and side aspect. Two built-in storage cupboards, one of which houses the consumer unit. Gas combination boiler. A range of base and wall fitted storage cupboards. Splash-back tiling. Wash basin with drainage board. Space for an oven, washing machine, fridge and freezer. Radiator. Television point. Multiple plug sockets. Carpeted flooring. Door leading out to the garden.

FIRST FLOOR LANDING

Loft access. Double glazed window to the side aspect. Plug socket. Skirting. Carpeted flooring.

BEDROOM ONE

16'2" x 9'2" (4.93m x 2.80m)

Two double glazed windows to the rear aspect. Built-in storage cupboard. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

10'9" x 10'5" (3.29m x 3.18m)

Double glazed window to the front aspect. Built-in storage cupboard. Radiator. Plug socket. Skirting. Carpeted flooring.

BEDROOM THREE

11'8" x 8'2" (3.56m x 2.49m)

Double glazed window to the front aspect. Built-in storage cupboard. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

6'2" x 5'5" (1.90m x 1.67m)

Frosted double glazed window to the rear aspect. Electric shower over the bath. Splash-back tiling. Wash basin. W.C. Radiator. Skirting. Carpeted flooring.

OUTSIDE

To the rear of the property there is an enclosed rear garden which has been carefully tended and pruned over the years. Boasting an array of mature foliage being strategically placed, this garden shows off an extensive display of tropical colours. There is also a patioed area, perfect for a spot of Al Fresco dining or simply enjoying the Cornish sunshine.

OUTSIDE W.C.

6'0" x 2'8" (1.83m x 0.82m)

Single glazed frosted window. W.C. Power connected.

STORAGE SHED

6'0" x 2'8" (1.83m x 0.82m)



WORKSHOP

9'2" x 6'0" (2.81m x 1.83m)

Double glazed window to the front aspect. Multiple plug sockets.

PARKING

This property has off road parking for two vehicles. There is also communal parking which operates on a first come, first serve basis.

SERVICES

This property falls under Council Tax Band B; is connected to all mains services.

MATERIAL INFORMATION

Verified Material Information

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

Property construction: Cornish Unit

Solar Panels: No

Other electricity sources: No

Broadband: FTTC (Fibre to the Cabinet)

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

Excellent, EE - Excellent

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

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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.



Directions To Property

From St. Austell Train Station take the first exit left on the roundabout to Carlyon Road. Pass Poltair park on your left and Library on your right. Head straight over the next roundabout passing the leisure centre and again straight over the next roundabout. Take the next right hand turn at the butchers on the corner and then the next left hand turn into Eliot road. The property will be found on the right hand side clearly marked by a round Millerson 'For Sale' board.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(55-68) D			
(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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