



# Cormorant Drive PL25 3BA

Asking Price £325,000

- NO ONWARD CHAIN
- THREE GENEROUS BEDROOMS
  - GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES
  - POPULAR RESIDENTIAL LOCATION
  - CLOSE TO LOCAL AMENITIES
- MOVE-IN READY CONDITION
  - DOUBLE GLAZING THROUGHOUT
  - PERFECT FAMILY HOME
  - COUNCIL TAX BAND C
- SCAN QR CODE FOR MATERIAL INFORMATON



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Tenure - Freehold

Council Tax Band - C

Floor Area - 807.29 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this well positioned, three-bedroom detached bungalow to the market. Situated within the popular residential location known as "The Bird Sanctuary" and being sold with no onward chain, this opportunity is not to be missed. In brief, the accommodation comprises of a bright and airy entrance hallway with doors leading into a cosy lounge, making it ideal for relaxing with family or entertaining guests and an expansive kitchen/diner, perfect for the those culinary enthusiasts. The property also features three well-proportioned bedrooms which offer plenty of space for a growing family as well as a well-maintained bathroom. Externally, this property benefits from having an expansive rear garden which has been carefully landscaped over the years and boasts a range of mature foliage.

Additional features include a garage and off-road parking for multiple vehicles. This property is connected to mains water, electricity, drainage and gas. It falls under Council Tax Band C. Viewings are highly recommended to appreciate all this property has to offer.

### LOCATION

The property is located in a desirable area 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 with Tesco and Lidl also only a short drive away. 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)

#### ENTRANCE HALLWAY

Coving. Loft access. Dri-master. Two built-in storage cupboards, one of which houses the gas combination boiler. Radiator. Plug socket. Telephone point. Skirting. Carpeted flooring.

#### LOUNGE

14'10" x 11'10" (4.54m x 3.63m)

Coving. Double glazed windows to the front and side aspect. Fireplace. Radiator. Television point. Telephone point. Multiple plug sockets. Skirting. Exposed flooring.

#### KITCHEN/DINER

14'10" x 9'10" (4.54m x 3.02m )

Coving. Double glazed window to the front and side aspect. Built-in storage cupboard which houses the consumer unit. Integrated oven with four ring gas hob. A range of wall and based fitted storage cupboards. Stainless steel wash basin with drainage board. Television point. Multiple plug sockets. Radiator. Skirting. Vinyl flooring.

#### BEDROOM ONE

11'11" x 9'11" (3.64m x 3.03m )

Coving. Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM TWO

11'10" x 8'9" (3.61m x 2.68m )

Coving. Double glazed window to the rear aspect. Radiator. Plug socket. Skirting. Carpeted flooring.

#### BATHROOM

8'8" x 5'6" (2.65m x 1.68m )

Frosted double glazed window to the side aspect. Mains fed shower over bath. Splash-back tiling. Wash basin. W.C. Radiator. Skirting. Vinyl flooring.

#### BEDROOM THREE

8'6" x 7'6" (2.61m x 2.30m )

Coving. Double glazed window to the side aspect. Radiator. Plug socket. Carpeted flooring.

#### REAR PORCH

5'5" x 3'1" (1.67m x 0.94m )

Plug socket. Vinyl flooring.

#### OUTSIDE

This property benefits from having a delightful enclosed rear garden, which has been mainly laid to lawn, ideal for enjoying some outdoor tranquillity or hosting summer gatherings.



### **GARAGE**

16'11" x 8'7" (5.16m x 2.64m )

Metal up and over door. With power connected.

### **PARKING**

There is off road parking for multiple vehicles. On-street parking can also be found close by.

### **SERVICES**

This property falls under Council Tax Band C and is connected to all mains services.

### **MATERIAL INFORMATION**

Verified Material Information

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

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

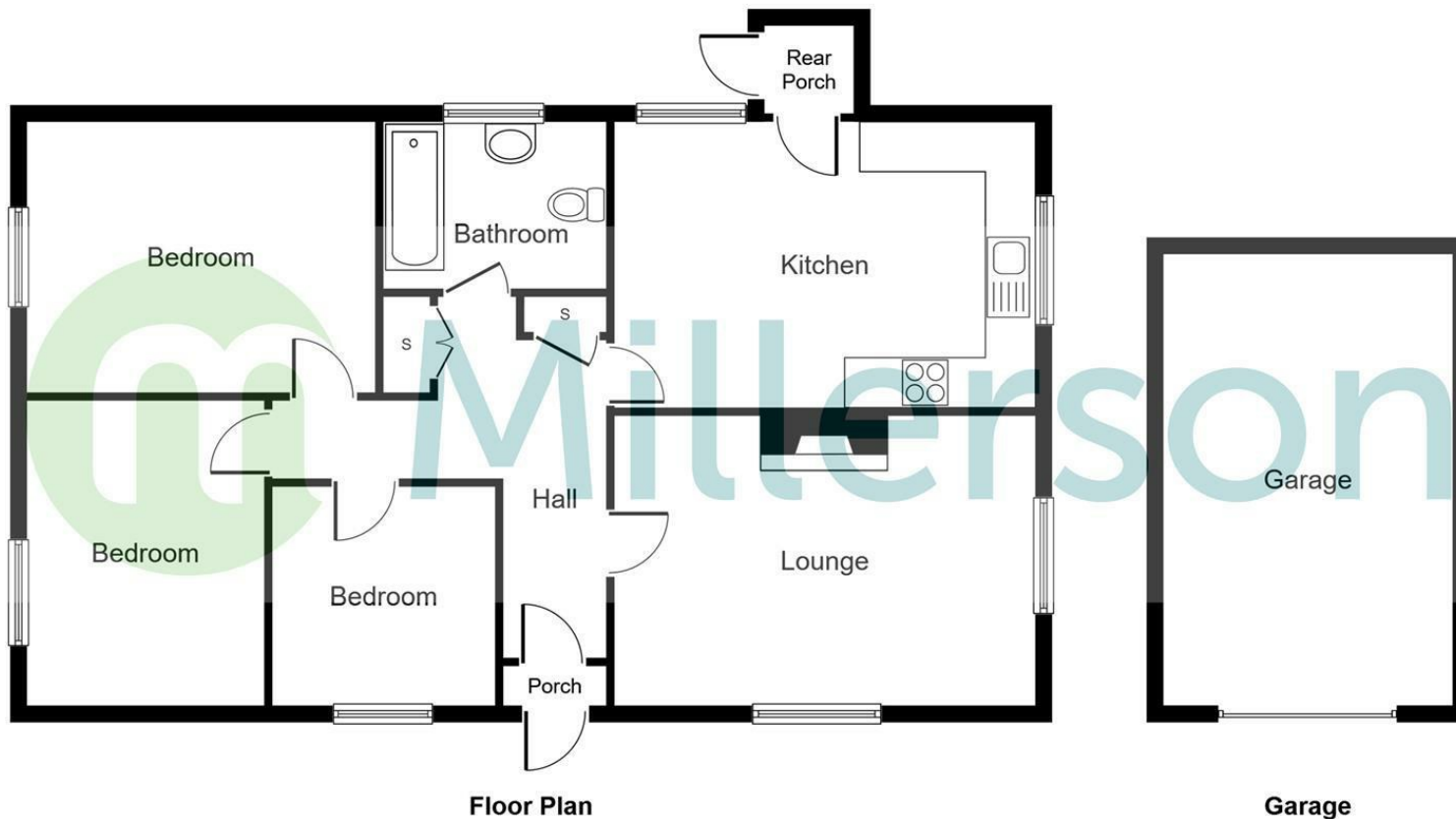
Coal mining area: No

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.





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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## Directions To Property

From Polkyth Leisure Centre heading away from St Austell town follow the road until you reach the roundabout, head straight over to stay on Carlyon Road which will merge into Polkyth Road. At the four way traffic lights head straight over and down Sandy Hill Road passing Aldi on your left. Shortly after take the right hand turn into Mitchell Road and then onto Cormorant Drive where the property will be shortly located on your right hand side.

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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>                                   |  |                         | 77        |
| (69-80) <b>C</b>                                   |  | 62                      |           |
| (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> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

