



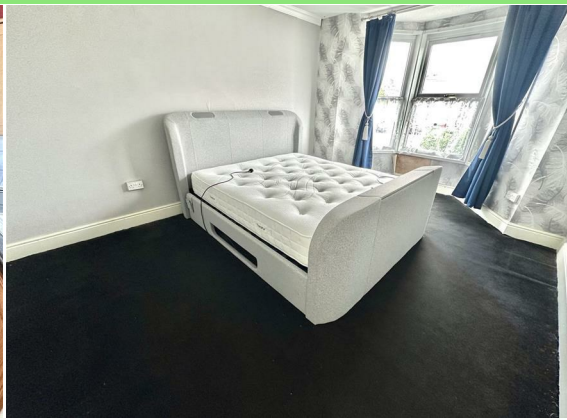
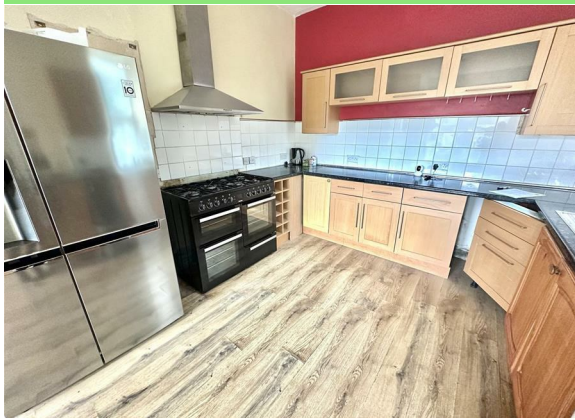
Ranelagh Road

St. Austell

PL25 4NS

Asking Price £220,000

- No Onward Chain
- Convenient Location
- Spacious Family Home
- Modernisation Required
- Four Double Bedrooms
- Connected To All Mains Services
- Off Road Parking
- Council Tax Band C
- Scan QR For Material Information



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1528.00 sq ft



4



2



2



E51

### Property Description

Millerson Estate Agents are thrilled to bring to the market this four bedroom end terrace property situated on the outskirts of St Austell Town Centre. In need of modernisation throughout, this property is being sold with no onward chain and vacant possession upon completion, making it the perfect family home due to its sizeable rooms and location. On the ground floor you will find two reception rooms as well as the kitchen/breakfast room whilst upstairs offers four double bedrooms and a shower room. The property also benefits from a useful basement room which could be utilised as an office or even converted into another bedroom (subject to relevant permissions) due to there being a bathroom. Outside, there is a small low maintenance garden and off road parking for one vehicle. The property is connected to all mains services, is heated via gas fired radiators and falls under Council Tax Band C. Viewings are highly recommended to appreciate all that this property has to offer and are strictly by appointment only.

### Location

Ranelagh Road is situated on the outskirts of St Austell Town Centre and is within easy access to local amenities including Aldi and other nearby stores, shops and schools. The town centre is around a mile away and offers a main line railway station providing a direct route to London Paddington, Further afield you will find an array of sandy beaches and idyllic coastal walks. The world famous Eden Project and Charlestown are only a stones throw away too.

### The Accommodation Comprises

All dimensions are approximate.

### Entrance Hall

Hive heating control. Radiator. Plug sockets. Tiled flooring. Stairs leading down to the basement. Stairs leading to the first floor. Doors leading into:

### Living Room

17'2" x 11'4" (5.24m x 3.47m)

Double glazed bay window to the side aspect. Skimmed ceiling. Fireplace with mantle and hearth. Ample plug sockets. Skirting. Carpeted flooring.

### Kitchen/Breakfast Room

22'2" x 10'9" (6.76m x 3.30m)

Double glazed bay window to the front aspect. Smoke sensor. A range of wall and base fitted units with roll top work surfaces. Space for freestanding oven and fridge freezer. Tiling around water sensitive areas. Ample plug sockets. Skirting. Laminate flooring.

### Dining Room

14'8" x 10'2" (4.48m x 3.12m)

Double glazed window to the side aspect. Skimmed ceiling. Electric meter

housed. Two built-in storage cupboards. Fireplace with mantle. Plug sockets. Skirting.

### First Floor

Thermostat. Plug sockets. Carpeted flooring. Doors leading to:

### Bedroom One

17'2" x 11'5" (5.24m x 3.48m)

Double glazed bay window to the side aspect. Skimmed ceiling. Coving. Radiator. Plug sockets. Phone and broadband point. Skirting. Carpeted flooring.

### Bedroom Two

13'10" x 11'5" (4.23m x 3.48m)

Double glazed window to the side aspect. Skimmed ceiling. Feature fireplace. Radiator. Plug sockets. TV point. Skirting. Carpeted flooring.

### Bedroom Three

12'2" x 10'11" (3.72m x 3.34m)

Double glazed bay window to the front aspect. Skimmed ceiling. Coving. Feature fireplace. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

### Bedroom Four

12'2" x 9'11" (3.73m x 3.04m)

Double glazed window to the side aspect. Skimmed ceiling. Feature fireplace. And plug sockets. TV point. Skirting. Carpeted flooring.

### Shower Room

9'5" x 6'1" (2.89m x 1.87m)

Frosted double glazed window to the front aspect. Shower cubicle with electric triton shower. Wash basin. WC with push flush. Boiler housed. Tiling around water sensitive areas. Vinyl flooring.

### Basement Room

12'6" x 10'0" (3.83m x 3.05)

Double glazed fire escape window to the side aspect. Storage cupboards. Plug sockets. Door leading into second bathroom.

### Bathroom

10'0" x 9'6" (3.07m x 2.90m)

Bath. Wash basin. WC with push flush.

### Outside

There is a small low maintenance garden to the side of the property.

### Parking

There is off road parking for one vehicle. Some on street parking is also available.

### Tenure

Freehold.



### Services

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

### Material Information

Verified Material Information

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

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway

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: Yes

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 town centre, head down Alexandra Road and turn left at the mini roundabout. Head under the railway bridge, where you will then find the property almost immediately on your right-hand side and clearly identifiable by a round Millerson For Sale sign. Parking is available on Ranelagh Road.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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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>			
(55-68) <b>D</b>		51	
(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	

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