



Creakavose Park  
St. Stephen  
St. Austell  
PL26 7ND

Offers In The Region Of  
£375,000

- FOUR / FIVE DOUBLE BEDROOM DETACHED HOUSE
- AMPLE OFF AND ON STREET PARKING
- IMMACULATELY PRESENTED
- COUNCIL TAX BAND D
- SUNNY ASPECT REAR GARDEN
- OWNED SOLAR PANELS WITH 10 YEAR WARRANTY
- SITUATED WITHIN AN EXTREMELY POPULAR RESIDENTIAL ESTATE AND VILLAGE
- WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO MAINS SERVICES
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1560.77 sq ft



4



2



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E50

### Property Description

Millerson Estate Agents are thrilled to bring this wonderful four / five bedroom detached house in St Stephen in Brannel to the market. Benefitting from being one of the larger plots on Creakavose park provides this property with ample space ideal for those growing families. The accommodation comprises of a bright and airy welcoming entrance hallway with solid wood doors leading off to the living room, dining room, kitchen, utility and downstairs W/C. The once was garage has now been converted, with sufficient permissions, to provide another reception room useable as bedroom five or work from home office space. Upstairs offers a family bathroom with feature corner bath and separate shower unit and four double bedrooms with bedroom one being of substantial size complete with en-suite and built in wardrobes. The property benefits further from ample parking to the front for multiple vehicles, front and rear gardens, double glazing and has the added features of underfloor heating installed throughout and owned solar panels. Viewings are highly recommended to appreciate all that this property has to offer.

### Location

This property is located within the heart of the village of St Stephen in Brannel. Local amenities including the doctors surgery, parish church, convenience shop, post office, public house and primary and secondary schools which are all within walking distance of the property in addition to the village favourite of the fish and chip shop. The nearest bus stop is close by and provides access to neighbouring villages and towns including Newquay, Truro and Fraddon. The property is a short drive away from St Austell town centre, offering a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools, colleges and numerous supermarkets. The picturesque historical port of Charlestown and the award winning Eden Project are close by.

### The Accommodation Comprises

(All dimensions are approximate)

#### Ground Floor

Part glazed UPVC entrance door leading into:

#### Entrance Hallway

Double glazed window to the side aspect. Skimmed ceiling. Coving. Smoke Sensor. Thermostat control. Radiator. Under-stairs storage cupboard. Ample power sockets. Underfloor heating Solid wooden flooring. Skirting. Doors leading to:

#### Lounge

16'1" x 12'0" (4.92m x 3.67m)

Maximum measurements taken. Double glazed window to the front aspect. Skimmed ceiling. Coving. Carbon monoxide detector. TV/Broadband/Phone connection points. Gas fire. Radiator. Ample power sockets. Underfloor heating. Solid wooden flooring. Skirting. Leading through to:

#### Dining Room

12'0" x 7'8" (3.66m x 2.36m)

Double glazed sliding patio doors to the rear garden. Skimmed ceiling. Coving. Radiator. Ample power sockets. Underfloor heating. Solid wooden flooring. Skirting. Door leading through to the:

#### Kitchen

15'1" x 7'8" (4.61m x 2.35m)

Double glazed window to the rear aspect. Skimmed ceiling. Coving. Range of wall and base fitted units including peanut shelving with roll top work surfaces and tiled splash backs. Composite sink with drainer and mixer tap. Integrated induction hob, self cleaning oven and grill, integrated extractor hood, fridge and dishwasher. Power sockets with USB ports. Under-stairs storage cupboard. Solid wooden flooring. Underfloor heating. Skirting.

#### Utility Room

8'5" x 5'1" (2.59m x 1.56m)

Double glazed partially frosted door to the side aspect. Skimmed ceiling. Coving. Range of wall and base fitted units with stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine, tumble dryer and fridge freezer. Solid wooden flooring. Power sockets. Skirting.

#### Study / Bedroom Five

17'0" x 8'3" (5.20m x 2.52m)

Double glazed window to the front aspect. Skimmed ceiling. Consumer unit housed. Radiator. Power sockets. Solid wooden flooring. Skirting.

#### Downstairs W/C

4'5" x 2'11" (1.35m x 0.90m)

Skimmed ceiling. Coving. Extractor fan. WC with push flush. Wash basin set within vanity unit with storage with mixer tap. Solid wooden flooring. Skirting.

#### First Floor

Landing - Smoke Sensor. Coving. Radiator. Carpeted Flooring. Skirting.

Airing cupboard housing combination Worcester Boiler and built in timber wooden shelving.

Loft Access - Partially boarded. Power and Light.

Doors leading to:

#### Bedroom One

15'2" x 15'0" (4.63m x 4.58m)

Double glazed window to the front aspect. Coving. Ample power sockets. USB ports. Radiator. Built in wardrobes with integral lights. TV Point. Carpeted flooring. Skirting. Door leading through to:

#### Bedroom One Ensuite

8'7" x 6'2" (2.62m x 1.88m)

Double glazed frosted window to the side aspect. Extractor fan. Fully



tilled. Coving. Shaver Point. Walk in corner shower unit. Wash basin set within vanity unit with mixer tap. WC with push flush. Radiator. Underfloor heating. Solid wooden flooring.

#### Bedroom Two

12'10" x 8'11" (3.93m x 2.72m)

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

#### Bedroom Three

12'0" x 8'11" (3.67m x 2.73m)

Double glazed window to the rear aspect. Coving. Power sockets. Radiator. Built in wardrobes with integral lights. Carpeted flooring. Skirting.

#### Bedroom Four

12'2" x 7'8" (3.72m x 2.35m)

Double glazed window to the front aspect. Coving. Power sockets. Radiator. Carpeted flooring. Skirting.

#### Family Bathroom

8'9" x 6'11" (2.67m x 2.12m)

Double glazed frosted window to the side aspect. Coving. Extractor fan. Walk in corner shower unit. Corner bath with shower attachment. Wash basin. WC with push flush. Fully tiled. Radiator. Laminate flooring. Skirting.

#### Outside

To the Front - Fully stocked quaint front corner garden with a range of plants, shrubs and trees incorporating timber sleeper and a beautiful Cornish stone boundary wall. Patio seating area.

To the Rear - A low maintenance rear garden with laid to lawn area bordered with trees and shrubs with patio seating area with brick built BBQ. Outside wall mounted tap. Timber storage shed. Security light. Side access.

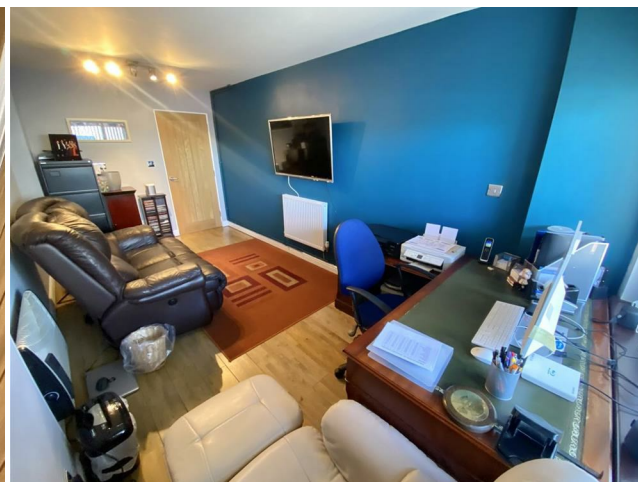
#### Parking

Off street driveway parking for multiple vehicles to the front of the property in addition there is ample unrestricted parking close by.

#### Services

The property is connected to mains water (metered), electricity and drainage. The heating distributed throughout the property via radiators and underfloor heating and is powered via LPG gas which is located within a 1200 litre tank situated in the front garden. The Council Tax Band for the property is D. There are 13 owned solar panels installed in March 2024 and with a 10 year warranty.

#### Material Information





Creakavose Park, St. Stephen, St. Austell, PL26 7ND

## Verified Material Information

Council tax band: D  
Council tax annual charge: £2342.54 a year (£195.21 a month)  
Tenure: Freehold  
Property type: House  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: Yes  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing and Underfloor heating  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: Driveway and On Street  
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: Level access  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: E



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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, ascend Edgcumbe Road and through the villages of Trewoon and Lanjeth. Continue through High Street before descending the hill to St Stephen.

As you come into the village you will pass Hawkins Peugeot Garage. Continue straight passing the Kia car garage on your left and then taking the turning for Creakavose Park on your right. As you enter the estate follow the road and the property will be located on your right hand side.

5-6 Market Street  
St Austell  
Cornwall  
PL25 4BB

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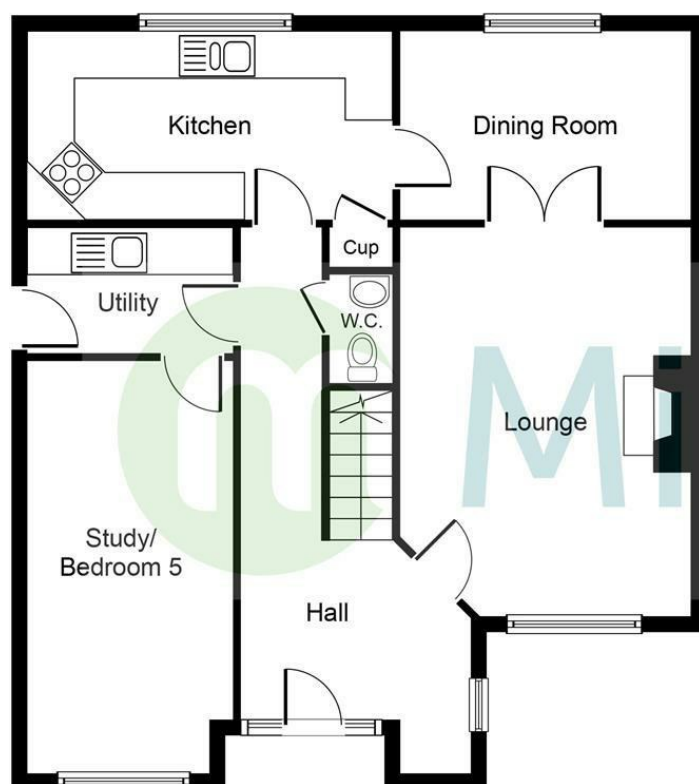
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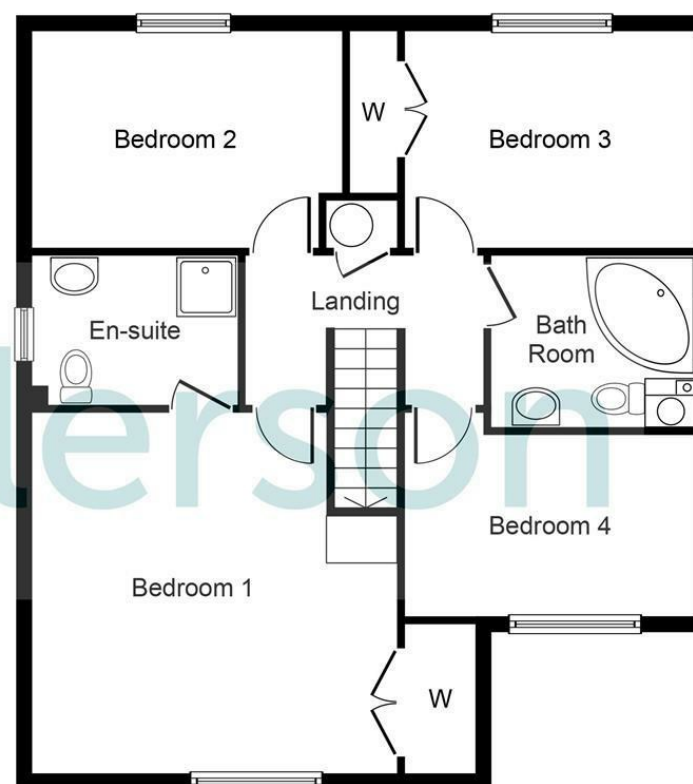
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Ground Floor



First Floor

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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