



Southbourne Road

St. Austell

PL25 4RT

Asking Price £325,000

- OLDER STYLE SEMI DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- CHARACTER FEATURES THROUGHOUT
- FRONT AND REAR GARDENS
- AMPLE OFF STREET PARKING
- CONNECTED TO ALL MAINS SERVICES
- WALKING DISTANCE TO THE TOWN CENTRE
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1227.00 sq ft



Property Description

Millerson Estate Agents are pleased to bring this older style, three bedroom semi-detached property to the market. Conveniently located, this property has been well cared for by its current owners and provides spacious accommodation throughout. In brief, the property comprises of an entrance porch which then leads into a spacious hallway with doors leading to the living room, kitchen, dining room and downstairs cloakroom. Upstairs there are two larger than average bedrooms along with a smaller third bedroom and shower room. Outside you will find off road parking for multiple vehicles, a garage which is currently used as a workshop and also a low maintenance rear garden. The property is connected to all mains services and falls under Council Tax Band C. Viewings are strictly by appointment only and are highly recommended to appreciate all that this property has to offer.

Location

The property is located is 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 of Penrice Academy. St Austell offers 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 breath-taking, Lost Gardens of Heligan, the Pentewan cycle trail and of course the world famous Eden Project.

The Accommodation Comprises

All dimensions are approximate.

Entrance Porch

Tiled flooring. Door leading into the

Entrance Hall

Coving. Smoke sensor. Thermostat. Under stair storage cupboard. Radiator. Skirting. Carpeted flooring. Doors leading to:

Living Room

15'10" x 14'8" (4.85m x 4.49m)

Double glazed bay window to the front aspect. Coving. Electric feature fire with mantle and hearth – we have been informed that a purchaser could reinstate an open fire should they wish to. Radiator. Ample plug sockets. TV and broadband point. Skirting. Carpeted flooring.

Kitchen

13'5" x 11'3" (4.10m x 3.44m)

Double glazed window to the rear aspect. Skimmed ceiling. Coving. Consumer unit and electric meter housed. A range of wall and base fitted units with roll top work surfaces. The kitchen also provides space for a freestanding cooker, washing machine, tumble dryer and dishwasher, however, we have been informed that these will be remaining within the

property. Tiling around stain sensitive areas. Radiator. Ample plug sockets. Skirting. Tiled flooring. Frosted double glazed door leading to the rear garden.

Dining Room

12'4" x 11'11" (3.77m x 3.64m)

Double glazed sliding doors leading out to the rear garden. Skimmed ceiling. Coving. Electric feature fire. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

Cloakroom

3'11" x 3'3" (1.20m x 1.00m)

Frosted double glazed window to the side aspect. WC with push flush. Radiator. Tiled flooring.

First Floor

Frosted double glazed window to the side aspect. Picture rail. Storage cupboard housing BAXI combination boiler. Plug sockets. Skirting. Carpeted flooring. Doors leading to:

Bedroom One

15'10" x 14'9" (4.85m x 4.50m)

Double glazed bay window to the front aspect. Picture rail. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

Bedroom Two

15'9" x 12'1" (4.82m x 3.70m)

Double glazed window to the rear aspect. Picture rail. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

Bedroom Three

7'5" x 7'3" (2.27m x 2.23m)

Double glazed window to the front aspect. Coving. Picture rail. Radiator. Ample plug sockets. TV point. Skirting. Carpeted flooring.

Shower Room

7'10" x 5'5" (2.40m x 1.67m)

Frosted double glazed window to the rear aspect. Coving. Loft access. Extractor fan. Double shower cubicle with Triton electric shower. Wash basin. Tiling around water sensitive areas. Shaver point with light. Heated towel rail. Tiled flooring.

Separate W/C

5'4" x 2'11" (1.634m x 0.90m)

Frosted double glazed window to the side aspect. Coving. WC with push flush. Radiator. Skirting. Tiled flooring.

Outside

To the front- Off road parking for multiple vehicles. Small laid to lawn area. Access into the rear garden.

To the rear- Low maintenance rear garden with a range of trees and shrubs. Patio area ideal for garden furniture and enjoying the Cornish sunshine. Timber shed measuring approximately 3.10m x 1.29m. Outside tap.



Garage

13'6" x 8'6" (4.14m x 2.60m)

Metal up and over door. Lighting and power.

Services

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

Agents Note

An EPC has been ordered and will be added to the listing once completed.

Material Information

Verified Material Information

Council tax band: C

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

Tenure: Freehold

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

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

Energy Performance rating: Ordered

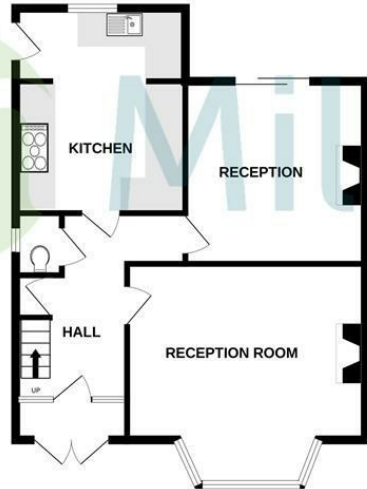
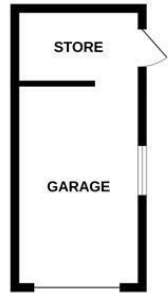
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



GROUND FLOOR

1ST 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) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

From the railway station ascend the hill and at the first mini roundabout turn right before taking a left-hand turn at the next mini roundabout onto Alexandra Road. Continue to descend the hill to the double mini roundabout and turn right onto Woodland Road. Continue to the very end and then turn right at the roundabout. The property will shortly be located on your right hand side.

Contact Us

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