

Wedgewood Road

St. Austell

PL25 3HY

Guide Price £270,000

- NO ONWARD CHAIN
- CLEAR MINING SURVEY
- WRAP AROUND LEVEL PLOT
- POPULAR RESIDENTIAL LOCATION
- OFF ROAD PARKING AND GARAGE
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- THREE WELL PROPORTIONED BEDROOMS
- SPACIOUS LOUNGE AND SEPERATE DINING ROOM
- COUNCIL TAX BAND C
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 807.29 sq ft



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PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this well positioned, three-bedroom detached bungalow to the market. Being sold with no onward chain, this property is perfect for those looking to put their own stamp on their next home. In brief, the accommodation comprises of a bright and airy entrance hallway, with doors leading to a spacious lounge with a separate dining room and well-equipped kitchen, making it ideal for relaxing with family or entertaining guests. The property also features three well-proportioned bedrooms offering plenty of space for a growing family and recently installed shower room. Externally, this property benefits from having an expansive wrap-around garden which has been carefully landscaped over the years and boasts a wide range of hand-crafted statues. To the front of the property, there is allocated parking for one vehicle in front of a single block built garage which has power connected. There is also plenty of on-street parking available close by. This property is connected to mains water, electricity, gas and drainage. It is heated via gas fed radiators and falls under Council Tax Band C. Viewings are highly recommended to appreciate all this property has to offer.

LOCATION

The bungalow is situated in a prime location for access to both Bethel, Holmbush and Sandy Hill. It is within walking distance of primary and secondary schools, supermarkets, public houses, convenience stores and Bethel Methodist church. The doctors surgery and pharmacist is also within easy access of the property. Further afield St Austell town centre is situated approximately 1 mile away and offers a wider 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 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. Smoke alarm. Loft access. Radiator. Skirting. Carpeted flooring. Doors leading to:

LOUNGE

15'11" x 11'7" (4.87m x 3.54m)

Coving. Extensive double glazed window to the front aspect. Gas fire place. Radiator. Television point. Telephone point. Multiple plug sockets. Skirting. Carpeted flooring.

KITCHEN

10'2" x 9'8" (3.12m x 2.96m)

Skimmed ceiling. Double glazed window to the rear aspect. Consumer

unit. A range of wall and base fitted storage cupboards. Integrated fan oven and four ring gas hob. Space for a dishwasher. Stainless steel wash basin with drainage board and water heater. Splash-back tiling. Multiple plug sockets. Radiator. Skirting. Carpeted flooring.

DINING ROOM

13'10" x 7'4" (4.22m x 2.26m)

Coving. Honeywell thermostat. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM ONE

11'8" x 9'10" (3.58m x 3.02m)

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

BEDROOM TWO

11'8" x 7'5" (3.56m x 2.27m)

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

BEDROOM THREE

7'10" x 7'9" (2.40m x 2.38m)

Double glazed window to the front aspect. Radiator. Television point. Plug socket. Skirting. Carpeted flooring.

SHOWER ROOM

9'10" x 5'11" (3.00m x 1.82m)

Skimmed ceiling. Recessed spotlights. Extractor fan. Frosted double glazed window to the rear. Three built-in storage cupboard -, one of which houses a shaver point with housing the gas combination boiler . Double shower cubicle housing a Mira electric shower. Wall mounted mirror with infrared touch sensors. Splash-back panelling throughout. Wash basin. Heated towel rail. W.C. Radiator. Skirting. Vinyl flooring.

OUTSIDE

This property benefits from having an expansive, hardstanding wrap around garden which has been carefully landscaped and boasts a wide range of hand-crafted statues, a pond and an array of mature foliage which has been strategically placed over the years.

To the rear of the property there is an enclosed, level, hard standing garden. There is also a raised decking area, the perfect place for a spot of Al fresco dining or simply enjoying the Cornish sunshine.

GARAGE

15'10" x 7'8" (4.85m x 2.36m)

Electric roller door. Plug socket. With side and rear access.

AGENTS NOTES

Thorough mining searches & investigations have been carried out – It has been concluded that the property is clear of any mining risks/issues. As a result the vendors would be more than happy to provide this to perspectives buyers solicitors or mortgage lenders upon request.



SERVICES

This property is connected to mains water, electricity, gas and drainage. It is heated via gas fed radiators 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

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway, Garage, 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: None

Coal mining area: No

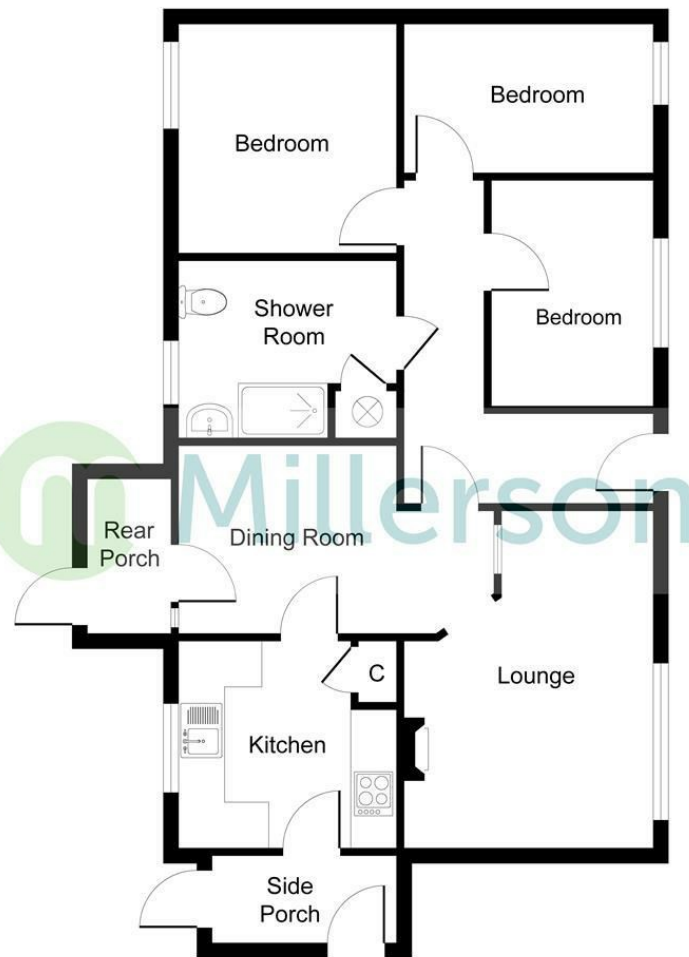
Non-coal mining area: Yes

Energy Performance rating: D

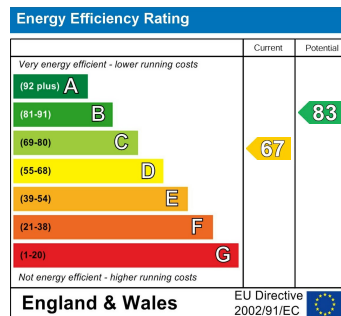
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: 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 Charlestown roundabout head onto the A390 and proceed towards Par. At the traffic lights turn left into Holmbush and head straight over the roundabout which immediately presents itself. Passing Lidl on your right, take the left hand turning onto Doulton Road and the next turning to the left onto Wedgewood Road. Where the property will be located on your right hand side and clearly identifiable with a round Millerson 'FOR SALE' board.

Contact Us

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