



Gwithian Road

St. Austell

PL25 3QL

Asking Price £275,000

- NO ONWARD CHAIN
- SEA VIEWS OUT OVER ST AUSTELL BAY
- FOUR BEDROOMS
- ENCLOSED REAR GARDEN
- MAIN BEDROOM WITH ENSUITE
- GARAGE AND PARKING
- POPULAR RESIDENTIAL LOCATION
- LARGE KITCHEN/DINER
- LOUNGE
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 818.00 sq ft



4



2



1



C79

Property

Millerson is delighted to offer this three storey family house with great sea views out over St Austell bay and views to Charlestown church steeple, with gas centrally heated accommodation comprising, entrance hall, kitchen/diner, access to integral garage, stairs to first floor with lounge, bathroom, and double bedroom stairs leading to the second floor with main bedroom and ensuite with far reaching views out over the sea and two further bedrooms.

Outside there is a driveway providing parking. To the rear is an enclosed garden with patio area, and steps leading up to a further terrace area.

Location

Gwithian Way is situated on the northern outskirts of St Austell, within the Carclaze area. Carclaze offers many local amenities that will suit much of a families day to day needs with local shops, schools and public bar/hotel, further schools, supermarkets, public houses, leisure centres, train station and much more, all within approximately 1.5 miles of the property in the main town of St Austell. 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 breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

Front door

Leading into:

Entrance hall

Stairs to first floor, panelled radiator, tiled floors, door to garage and:

Cloakroom/WC

With low level WC, wash basin.

Kitchen/Diner

15'10" x 10'6" (4.84m x 3.22m)

A spacious room, ideal for family entertainment, dining area with double glazed patio doors to garden and rear terrace, panelled radiator, kitchen area with a range of cream fronted units, marble effect work tops, NEFF oven, NEFF four ring gas hob, stainless steel extractor fan, tiled splash back, granite effect work tops, double glazed window to rear elevation, one and a half bowl stainless steel sink unit with mixer taps, wall mounted gas boiler.

Garage

16'0" x 10'6" (4.89m x 3.22m)

Roller door, plumbing for washing machine, work tops, power points.

First floor

Lounge

15'10" x 10'6" (4.85m x 3.22m)

Two double glazed windows to rear elevation, two panelled radiators, Tv ariel point and power points.

Bathroom

9'0" x 5'2" (2.76m x 1.58m)

Panelled bath with mixer taps and shower attachment and further separate shower, low level WC, pedestal wash basin, pat tiled walls, ladder style chrome heated towel rail, double glazed window to side elevation, large wall mirror.

Bedroom One

10'5" x 9'1" (3.18m x 2.78m)

Double glazed window to front elevation, sea views, panelled radiator.

Second Floor

Bedroom Two (Main Bedroom)

16'4" x 12'5" (5.00m x 3.79m)

A spacious bedroom with double glazed window to front elevation and magnificent sea views across St Austell Bay, power points, TV point, panelled radiator, door to :



Ensuite

8'4" x 6'3" (2.55m x 1.91m)

Recessed shower cubicle with mains fed Mira shower,, pedestal wash basin, low level WC, obscure double glazed window to front elevation, ladder style chrome heated towel rail, shaver socket, built in airing cupboard housing hot water cylinder.

Bedroom Three

10'2" x 8'11" (3.10m x 2.73m)

Two sky lights, panelled radiator.

Bedroom Four

10'7" x 6'7" (3.23m x 2.01m)

Two sky lights, panelled radiator access to loft space.

Material Information

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: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

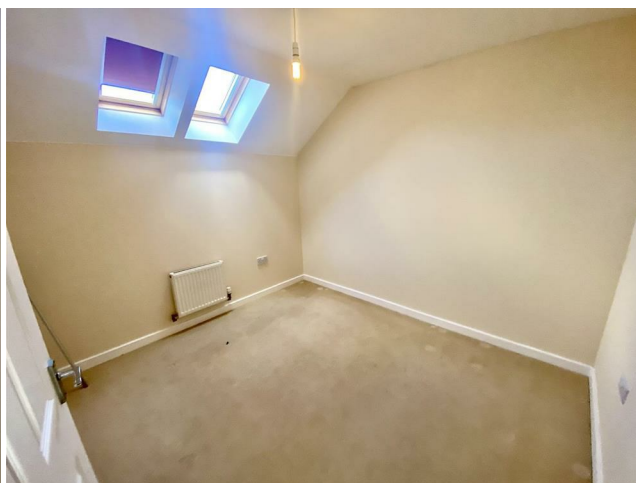
Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great

Parking: Garage, Off Street, Allocated, and On Street

Building safety issues: No





Gwithian Road, St. Austell, PL25 3QL

Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

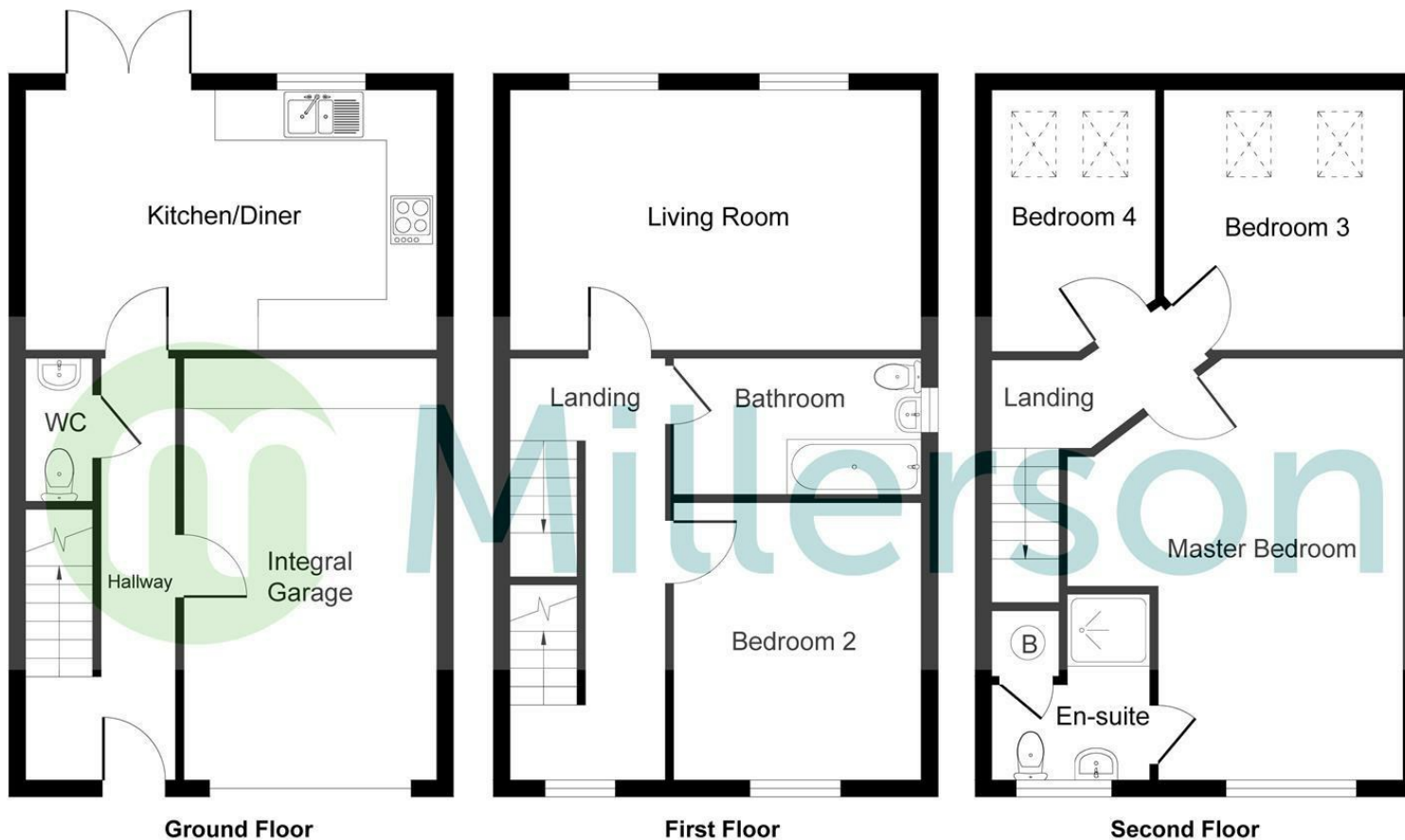
Non-coal mining area: Yes

Energy Performance rating: C

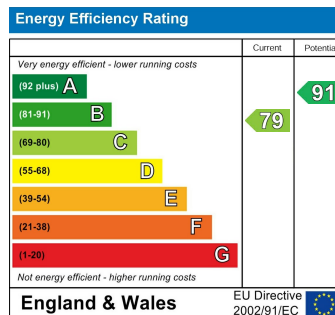
All information is provided without warranty. Contains
HM Land Registry data © Crown copyright and database
right 2021. This data is licensed under the Open
Government Licence v3.0.

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.
 Copyright V360 Ltd 2025 | www.houseviz.com



Directions To Property

From the Carclaze Premier Inn proceed across the roundabout and head down Treverbyn Road and at the first roundabout turn first left into Carwallon Road and second left up Gwithian Road, head up and the house will be seen a few hundred meters up the property will be found on the right hand side.

Contact Us

5-6 Market Street
 St Austell
 Cornwall
 PL25 4BB

E: st.austell@millerson.com

T: 01726 72289

www.millerson.com

Scan QR For Material
 Information



Scan
 me!

 **Millerson**
 millerson.com