



Polmarth Close

St. Austell

PL25 3TW

Guide Price £260,000

- NO ONWARD CHAIN
- WRAP AROUND GARDENS
- GARAGE + OFF ROAD PARKING
- THREE GENEROUS BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- DOUBLE GLAZING THROUGHOUT
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES



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Tenure - Freehold

Council Tax Band - C

Floor Area - 785.76 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this deceptively spacious three-bedroom detached home to the market. Being situated within the peaceful cul de sac of Polmarth Close, it is within walking distance of the local schools and amenities. It briefly comprises of a bright and airy entrance hallway which leads through to the expansive lounge and open plan kitchen/diner. On the first floor, you will find three generous bedrooms and well-appointed, family bathroom offering convenience as well as comfort. Externally this property boasts a spacious wrap around garden. The perfect spot for Al Fresco dining whilst enjoying the Cornish sunshine. Additional benefits include a single garage as well as off road parking for two vehicles, with scope to create more if needed. This property is connected to all mains services and is heated via a gas combination boiler. Being sold with no onward chain and vacant possession upon completion, viewings are highly recommended to appreciate all this property has to offer.

LOCATION

The popular cul-de-sac of Polmarth is situated in Carclaze, St Austell and is within walking distance of local primary and secondary schools as well as local supermarkets, bakeries and takeaways. 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 away 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.

ENTRANCE HALLWAY

uPVC double glazed door. Mains fed smoke alarm. Plug socket. Skirting. Vinyl flooring. Door leading to:

LOUNGE

14'5" x 12'5" (4.41m x 3.81m)

Coving. Double glazed window to the front aspect of the property. Gas fire place. Under-stairs storage cupboard, which houses the consumer unit. Telephone point. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

KITCHEN/DINER

15'6" x 10'5" (4.74m x 3.20m)

Skimmed ceiling. Mains fed smoke alarm. Double glazed window to the rear aspect of the property. Under-stairs storage cupboard, which houses a Worcester combination boiler. Extractor hood, with space for an oven underneath. A range of wall mounted and base fitted storage cupboards. Wash basin with drainage board and mixer tap. Space for washing machine, dishwasher, fridge and freezer. Splash-back tiling. Multiple

plug sockets. Radiator. Skirting. Vinyl flooring. Doors leading out on to the garden.

FIRST FLOOR LANDING

Mains fed smoke alarm. Double glazed window to the side aspect of the property. Built-in storage cupboard. Multiple plug sockets. Skirting. Carpeted flooring. Doors leading to:

BEDROOM ONE

13'10" x 9'5" (4.23m x 2.88m)

Double glazed window to the rear aspect of the property. Built-in wardrobe space. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

11'3" x 8'5" (3.43m x 2.57m)

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

BEDROOM THREE

7'10" x 6'10" (2.39m x 2.10m)

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

BATHROOM

6'10" x 5'6" (2.09m x 1.68m)

Skimmed ceiling. Spotlight. Extractor fan. Frosted double glazed window to the rear aspect of the property. Mains fed shower cubicle. Splashback tiling. Vanity wash basin with storage cupboards underneath. Heated towel rail. W.C. Vinyl flooring.

OUTSIDE

This property benefits from having a spacious wrap around garden, which has been mainly laid to lawn- perfect for a spot of Al Fresco dining whilst enjoying the Cornish sunshine.

GARAGE

17'1" x 8'5" (5.23m x 2.58m)

Metal up and over door. Plumbing and power connected.

SERVICES

This property is connected to mains water, electricity, drainage. The heating is distributed via gas fired radiators and falls within Council Tax Band C.

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 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: Double glazing
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
 Parking: Garage, Driveway, Off Street, 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 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: 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.

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- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | 66 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales <small>EU Directive 2002/91/EC</small> | | |

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