



Coombe Road  
High Street  
St. Austell  
PL26 7TL  
Guide Price £200,000

- NO ONWARD CHAIN
- EXPANSIVE FRONT & REAR GARDENS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- FULL OF CHARACTER
- TWO WELL PROPORTIONED BEDROOMS
- BEAUTIFUL AGRICULTURAL VIEWS
- GOOD LINKS TO THE A30
- DOUBLE GLAZING THROUGHOUT
- COUNCIL TAX BAND D
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 581.25 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this deceptively spacious, two-bedroom semi-detached cottage to the market. Being situated within an extremely popular location this property is perfect for those looking to take their first steps onto the property ladder. In brief, the accommodation comprises of a bright and airy entrance hallway with doors leading into an expansive lounge and kitchen/diner. On the first floor you will find two, well-proportioned bedrooms and well-equipped shower room. Externally, this cottage exudes space by showcasing front and rear gardens which have been laid to lawn. Both hosting an abundance of mature shrubbery and foliage which has been strategically placed over the years. Additional benefits also include off-road parking for multiple vehicles and a number of outbuildings, which are in need of some tender loving care but could be perfect for those looking to create additional storage or even a workshop, ideal for those tradesman amongst us. This property is connected to mains water, electricity and private drainage. It also falls within Council Tax Band D. Viewings are highly recommended to appreciate all this property has to offer.

### LOCATION

Situated on the outskirts of Trewoon, this property is a short distance away from the historic market town of St Austell. Local facilities include a public house, village stores, post office, garage and the highly regarded primary school at St Mewan. The property is approximately 3 miles from St Austell's town centre and the coastal facilities of St Austell Bay are only a short drive. Further afield lie the picturesque beaches and coastline of the Roseland Peninsula, an Area of Outstanding Natural Beauty, the harbour at Charlestown used as a back drop for several films and period dramas and of course the world famous Eden Project.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE PORCH

uPVC double glazed door. Tiled flooring. Door leading into:

#### INNER HALLWAY

Skimmed ceiling. Exposed wooden beams. Consumer unit. Telephone point. Skirting. Carpeted flooring. Doors leading into:

#### LOUNGE

15'7" x 10'3" (4.75m x 3.14m )

Skimmed ceiling. Exposed wooden beams. Double glazed window to the front aspect. Electric fireplace. Electric storage heater. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

#### KITCHEN/DINER

14'6" x 8'5" (4.44m x 2.58m )

Skimmed ceiling. Exposed wooden beams. Dual aspect double glazed

windows. A range of wall and base fitted storage cupboards. Integrated electric oven and four ring hob with extractor hood over. Integrated washing machine. Splash-back tiling. Stainless sink basin with additional drainage board. Space for an under-counter fridge and freezer. Multiple plug sockets. Electric storage heater. Skirting. Vinyl flooring.

#### PANTRY

5'5" x 2'8" (1.67m x 0.83m)

Shelving. Plug sockets.

#### FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Built-in storage cupboard housing the hot water cylinder. Skirting. Carpeted flooring.

#### BEDROOM ONE

12'4" x 10'4" (3.78m x 3.15m )

Vaulted skimmed ceiling. Double glazed window to the front aspect.

Recessed alcove which the current owner has utilised as a dressing area.

Electric storage heater. Skirting. Carpeted flooring.

#### SHOWER ROOM

8'7" x 5'5" (2.64m x 1.67m )

Skimmed ceiling. Exposed wood beams. Velux window. Shower cubicle housing electric shower unit. Splash-back tiling. Two wall mounted storage cupboards. Wash basin with mixer tap and additional storage underneath. Heated towel rail. Electric storage heater. Plush to flush W.C. Skirting. Vinyl flooring.

#### BEDROOM TWO

11'2" x 6'0" (3.41m x 1.84m )

Skimmed ceiling. Double glazed window to the front aspect. Plug sockets.

Skirting. Carpeted flooring.

#### OUTSIDE

This cottage exudes space by showcasing front and rear gardens which have been laid to lawn. Both hosting an abundance of mature shrubbery and foliage which has been strategically place over the years. In the rear garden, there are two large outbuildings which are in need of some tender loving care but could be perfect for those looking to create additional storage or even a workshop, ideal for those tradesman amongst us.

#### PARKING

The property is approached via a shared driveway where off road parking can be found for multiple vehicles. On-street parking can also be located close by.

#### SERVICES

This property is connected to mains electricity, water and private drainage. It also falls under Council Tax Band D.



## 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: Septic tank

Heating: Central heating

Heating features: Night storage

Broadband: FTTP (Fibre to the Premises)

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

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 area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

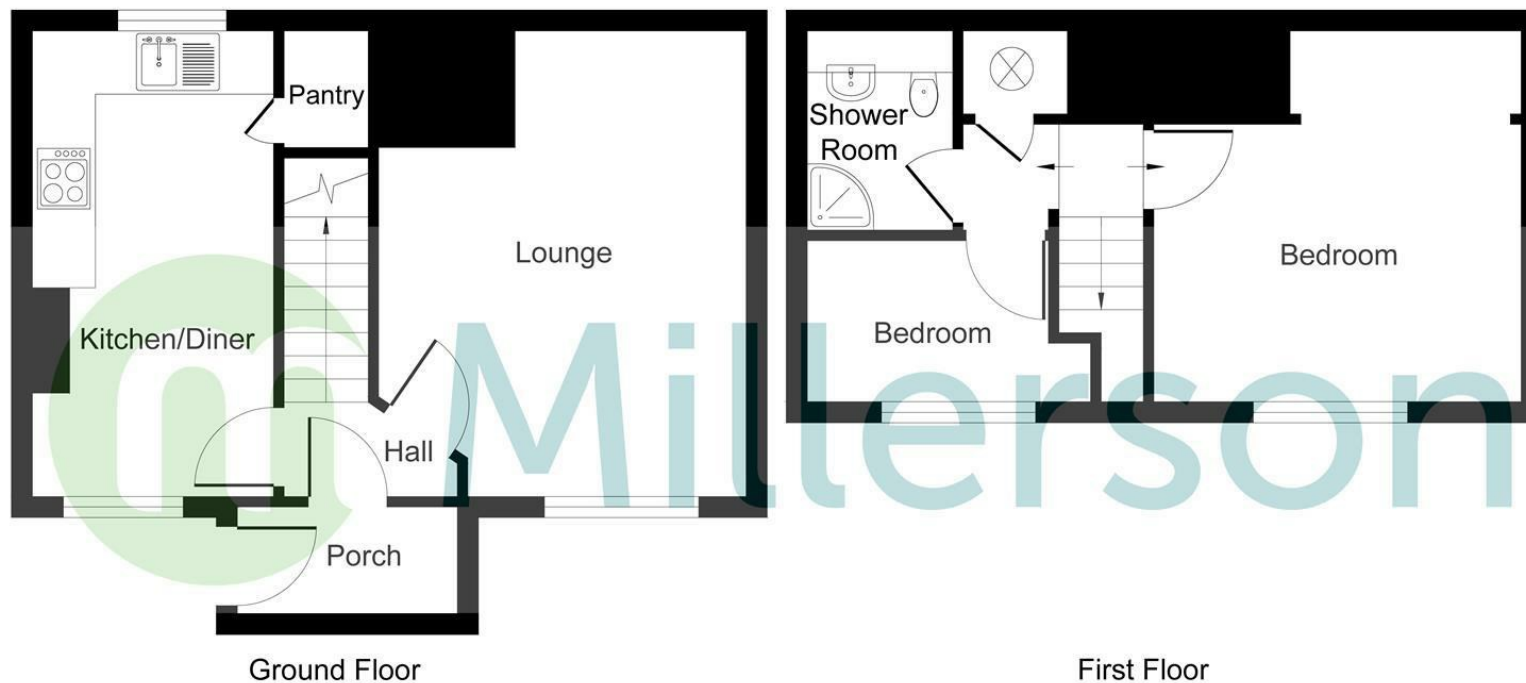
Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: 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.



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

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- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins  
01726 72236

## Contact Us

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