



Growan Road

St. Austell

PL25 3JP

Asking Price £250,000

- NO ONWARD CHAIN
- SEA VIEWS
- PARKING FOR TWO CARS PLUS
- SET IN POPULAR RESIDENTIAL LOCATION
- FRINGES OF ST AUSTELL
- THREE BEDROOMS
- OPEN PARK LAND
- KITCHEN/DINER
- ENCLOSED REAR GARDEN
- SCAN QR FOR MATERIAL INFORMATIO,



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 731.00 sq ft



PROPERTY

Millerson are delighted to offer for sale this lovely three bedroom end-terraced family home with distant views out over Carlyon Bay, with accommodation comprises entrance hall, lounge, kitchen/diner and WC/Cloakroom and on the first floor are three bedrooms and family bathroom. Outside there is parking for at least two cars and there is a path leading to the south facing rear garden with a decked area, ideal for enjoying a sneaky glass of something and enjoying a sunset.

LOCATION

Located on the fringes of the St Austell and is convenient for the centre of the town with a main line railway station, large selections of shops, business, schools. and supermarkets and leisure facilities. Other interesting and popular destinations are the Eden project, Lost Gardens of Helligan and various local beaches and the popular historic coastal village of Charlestown. The A30 to the North also provides good access Bodmin, Truro, and Newquay.

ACCOMMODATION

All measurements are approximate.

ENTRANCE HALL

Half glazed front door leading into entrance hall, panelled radiator, stairs to first floor and door to:

LOUNGE

14'4" x 11'5" (4.37m x 3.48m)

A light spacious room with double glazed window to front elevation, understairs cupboard, panelled radiator, TV ariel point, door to

KITCHEN/DINER

14'7" x 10'0" (4.45m x 3.05m)

With an extensive range of base and matching wall units, one and half bowl sink unit with mixer taps double glazed window to rear, wall mounted cupboard housing wall mounted 'Ideal' gas boiler, four ring hob with extractor over, built in electric oven, space and plumbing for washing machine, space for American fridge/freezer.

Dining area with panelled radiator, half glazed door to rear garden and door to:

CLOAKROOM /WC

6'9" x 2'11" (2.06m x 0.91)

Low level WC, pedestal wash basin, panelled radiator, part tiled walls.

LANDING

Access to insulated loft space, deep recess cupboard.

BEDROOM ONE

13'5" x 8'1" (4.10 x 2.48m)

Double glazed window to front elevation, panelled radiator.

BEDROOM TWO

10'9" x 7'9" (3.28m x 2.37)

Double glazed window to rear with sea views over Carlyon Bay, panelled radiator.

BEDROOM THREE

7'6" x 6'6" (2.30m x 1.99m)

Double glazed window to rear with sea views, panelled radiator.

BATHROOM

6'2" x 6'2" (1.88m x 1.88m)

Low level WC, pedestal wash basin, panelled bath with mixer taps and shower attachment and shower screen, obscure window, shaver socket, part tiled walls.

OUTSIDE

To the front is a gravelled low maintenance garden with shrubs, to the side is a tarmac parking for at least two cars, and gate leading to the enclosed rear garden which laid to lawn, terrace area, decked area ideal for enjoying alfresco dining.

Timber shed: 2.48m x 2.00m with power.

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

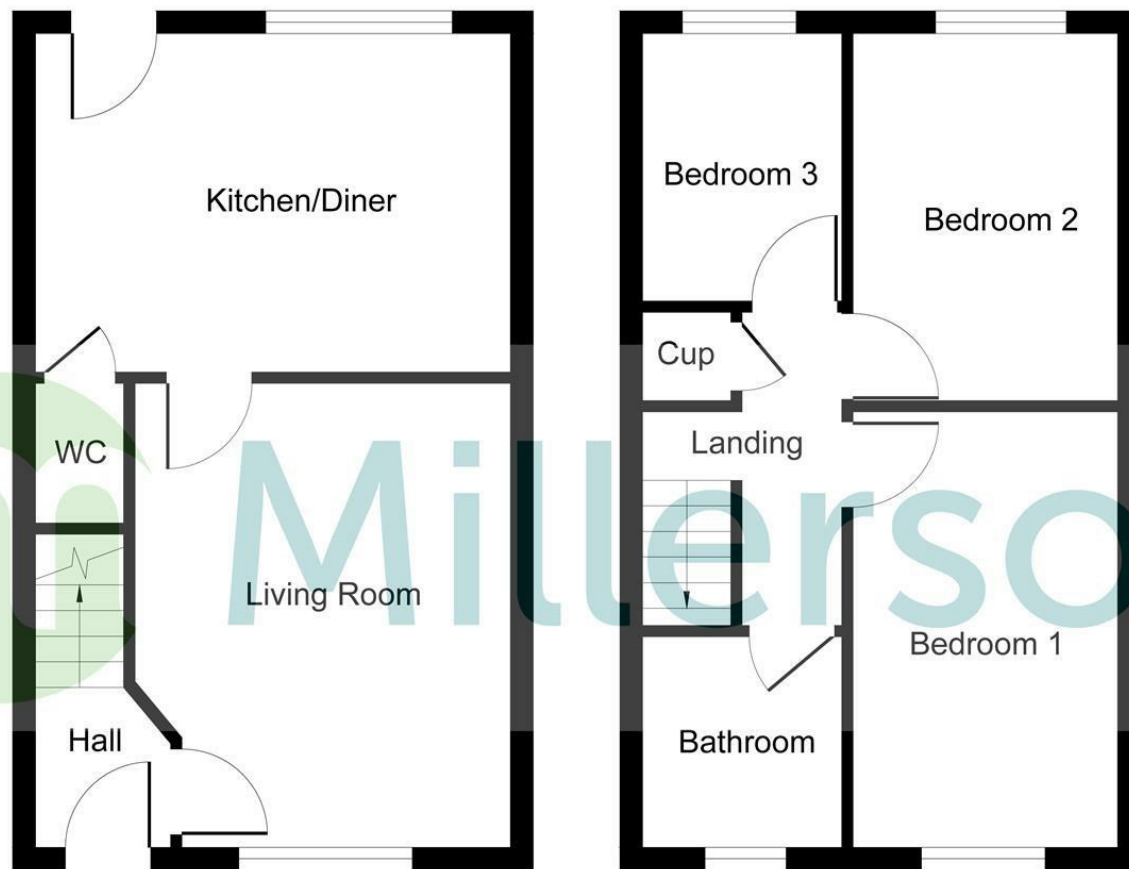
Council tax annual charge: £2082.25 a year (£173.52 a month)

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 - Great, EE - Great
 Parking: Driveway
 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: B
 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.



Ground Floor

First Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Buying To Rent Out?

Are You....

- 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
Manager Lizzie Collins
01726 72236

Contact Us

Millerson Estate Agents
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