

Coombe Road
High Street
St. Austell
PL26 7TL

Guide Price £300,000

- NO ONWARD CHAIN
- IMMACULATE CONDITION
- THREE DOUBLE BEDROOMS PLUS DRESSING ROOM
- PRIVATE PARKING AVAILABLE
- ENCLOSED REAR GARDEN
- TUCKED AWAY LOCATION
- GOOD LINKS TO THE A30
- PERFECT FAMILY HOME
- DOUBLE GLAZING THROUGHOUT
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1108.68 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this immaculate, three-bedroom, detached dormer bungalow to the market. Having been well cared for by its previous owners, this property is perfect for those looking to move straight into their next home. Being situated within a peaceful, tucked way, location this bungalow is still only a short distance away from local amenities and transport links.

Upon entering, you are welcomed into an expansive lounge/diner, perfect for both relaxation and entertaining. The large windows allow natural light to flood the room, while also providing stunning views of the Cornish agricultural landscape surrounding the property. The well-equipped kitchen, complemented by a utility room, ensures that culinary enthusiasts will find everything they need at their fingertips. The property also features three spacious double bedrooms and a wet room, making it an ideal home for families or those seeking extra space.

Externally, this property exhibits an enclosed, hard-standing, garden which offers a low-maintenance space, ideal for enjoying the fresh Cornish air or hosting gatherings with friends and family. Additional benefits also include parking on a private drive, for multiple vehicles.

This property is connected to mains water, electricity and private drainage - the heating is distributed via oil fired radiators. It also falls within Council Tax Band C. 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 HALLWAY

Skimmed ceiling. Coving. Recessed spotlights. Frosted double glazed front door with glass side panel. Thermostat. Under-stairs storage cupboard. Radiator. Multiple plug sockets. Skirting. Tiled flooring.

UTILITY ROOM

8'9" x 4'11" (2.67m x 1.52m)

Skimmed ceiling. Coving. Double glazed window to the side aspect. Consumer Unit. A range of wall and base fitted storage units with oak worktops. Belfast sink. Splash-back tiling. Oil fired boiler. Space for an under counter washing machine and tumble dryer. Skirting. Tiled flooring.

KITCHEN

12'9" x 7'6" (3.90m x 2.29m)

Skimmed ceiling. Recessed spotlights. Coving. A range of wall and base fitted storage cupboards. Integrated electric oven with four ring hob and extractor hood over. Integrated dishwasher and fridge. Stainless steel wash basin with additional drainage board. Splash-back tiling. Multiple plug sockets. Skirting. Tiled flooring. Door leading into the garden.

LOUNGE/DINER

20'7" x 12'2" (6.28m x 3.72m)

Skimmed ceiling. Recessed spotlights. Double glazed window to the side and front aspect. Electric fire. Two radiators. Television point. Multiple plug sockets. Skirting. Laminate flooring. Door leading Into the garden.

WET ROOM

7'7" x 6'6" (2.32 x 2.00m)

Skimmed ceiling. Coving. Recessed spotlights. Extractor fan. Frosted double glazed window to the front aspect. Shower cubicle which is housing an electric shower. Wash basin with mixer tap and additional storage underneath. Heated towel rail. W.C. Splash-back tiling throughout. Vinyl flooring.

BEDROOM ONE

11'8" x 9'3" (3.57m x 2.83m)

Skimmed ceiling. Coving. Double glazed window to the front aspect. Two built-in storage cupboards. Radiator. Television point. Skirting. Carpeted flooring.



BEDROOM TWO

10'9" x 8'9" (3.28m x 2.68m)

Skimmed ceiling. Coving. Double glazed window to the front aspect. Radiator. Multiple plug sockets. Telephone point. Skirting. Carpeted flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Velux window. Skirting. Carpeted flooring. Coving. Built-in storage cupboard.

BEDROOM THREE

11'10" x 10'5" (3.62m x 3.18m)

Skimmed ceiling. Recessed spotlights. Velux window. Frosted double glazed window to the side aspect. Radiator. Multiple plug sockets. Television point. Skirting. Carpeted flooring.

Internal walkway leading into:

DRESSING ROOM

11'10" x 6'0" (3.62m x 1.84m)

Skimmed ceiling. Recessed spotlights. Loft access. Velux window. Eaves storage. Radiator. BT Open-reach socket. Multiple plug sockets. Skirting. Carpeted flooring.

OUTSIDE

This property exhibits an enclosed, hard-standing, garden which offers a low-maintenance space, ideal for enjoying the fresh Cornish air or hosting gatherings with friends and family.

PARKING

This property also benefits from having parking on a private drive, for multiple vehicles. Additional on-street parking, can also be found close by.

SERVICES

This property is connected to mains water, electricity and private drainage - the heating is distributed via oil fired radiators. It also falls within Council Tax Band C.

MATERIAL INFORMATION





Coombe Road, High Street, St. Austell, PL26 7TL

Verified Material Information

Council tax band: C

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

Tenure: Freehold

Property type: Bungalow

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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway, Gated, Off Street, and Private

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

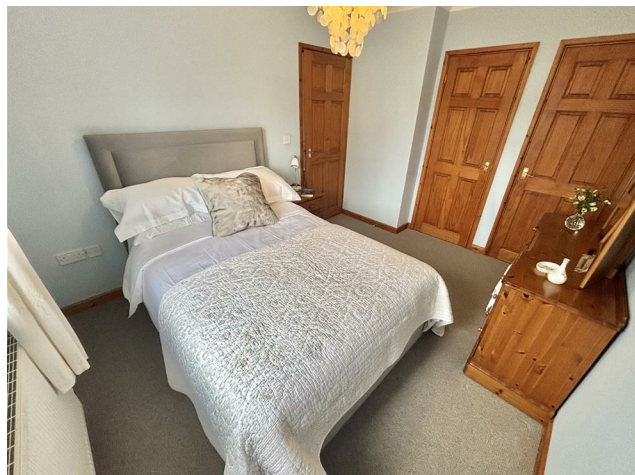
Coal mining area: No

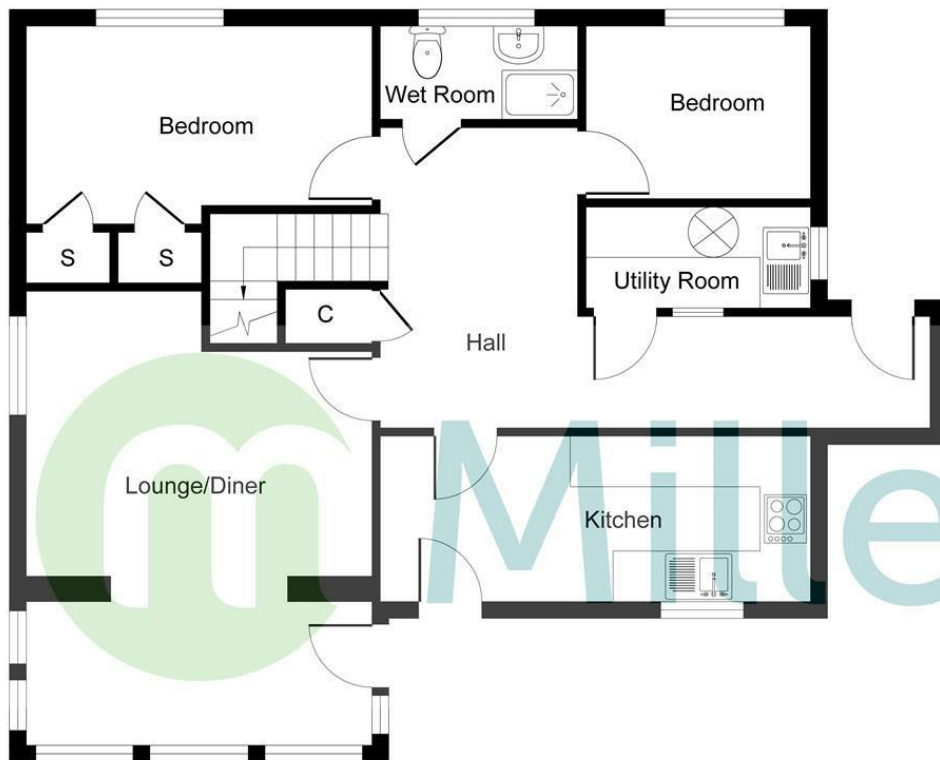
Non-coal mining area: Yes

Energy Performance rating: D

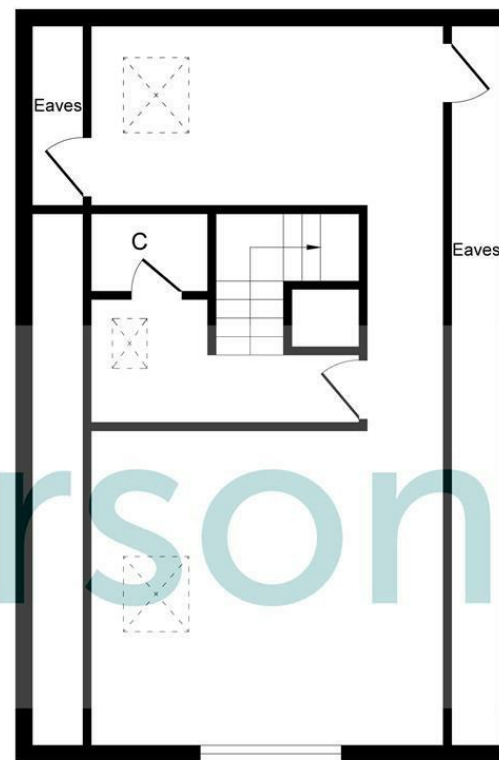
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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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

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