



Bownder Vean

St. Austell

PL25 3DB

Offers In Excess Of  
£270,000

- THREE WELL-PROPORTIONED BEDROOMS
- OFF ROAD PARKING PLUS GARAGE
  - WRAP-AROUND GARDEN
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
  - PERFECT FAMILY HOME
- POPULAR RESIDENTIAL LOCATION
- DOUBLE GLAZING THROUGHOUT
  - CLOSE TO LOCAL BEACHES
  - CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - C

Floor Area - 807.29 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this deceptively spacious, three-bedroom, detached house to the market. The property does require some cosmetic modernisation, making it an exciting opportunity to transform this house into a beautiful home.

Upon entering, you are greeted with a well-equipped kitchen, showcasing a number of integrated appliances and storage cupboards. From here, you will find an expansive lounge/diner with doors leading out on to a raised decking area – the perfect place to delve into your favourite novel or enjoying a spot of Al Fresco dining.

On the first floor, this home boasts three well proportioned bedrooms and family bathroom – making it ideal for families or those seeking extra space.

Externally, this property benefits from an enclosed, wrap around, garden which is encompassed by an array of mature fruit trees and shrubbery. At the rear of the garden, a pond can be found, adding a puddle of nature to your outdoor space.

Additional benefits include off-road parking for multiple vehicles and a garage. The property is connected to mains water, electricity and drainage - the heating is distributed via a back-boiler. It also falls within Council Tax Band C. Viewings are highly recommended to appreciate all this property has to offer.

### LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. 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 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.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE HALLWAY

uPVC double glazed door with full length frosted side panel. Radiator. Multiple plug sockets. Skirting. Laminate flooring. Doors leading into:

#### KITCHEN

9'10" x 8'6" (3.02m x 2.60m )

Double glazed window to the front aspect with an additional, single glazed window to the side aspect. A range of wall and base fitted storage cupboards and drawers with marble effect worktops. Eye-level integrated Neff oven and grill. Four ring Neff gas hob with an extractor hood over. Splash-back tiling. Stainless steel sink basin with additional drainage board. Space for an under-counter fridge, dishwasher and tumble dryer. Multiple plug sockets. Skirting. Laminate flooring.

#### DOWNSTAIRS W.C.

3'4" x 2'9" (1.02 x 0.84)

Extractor fan. Splash-back tiling. Wash basin. W.C. Vinyl flooring.

#### LOUNGE/DINER

16'7" x 14'11" (5.07m x 4.55m )

Coving. Dual aspect double glazed windows. Back boiler. Television point. Telephone point. Radiator. Skirting. Carpeted/wooden flooring.

#### FIRST FLOOR LANDING

Access into a partially boarded loft space. Double glazed window to the side aspect. Built-in storage cupboard housing the hot water cylinder. Skirting. Carpeted flooring. Doors leading into:

#### BEDROOM ONE

13'10" x 8'6" (4.24m x 2.61m )

Coving. Double glazed window to the rear aspect. Built-in storage cupboard. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM TWO

10'4" x 8'7" (3.16m x 2.63m )

Coving. Double glazed window to the front aspect. Built-in storage cupboard. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.



### BATHROOM

6'11" x 5'11" (2.12m x 1.82m )

Frosted double glazed window to the front aspect. Splash-back tiling throughout. Electric shower over bath. Heated towel rail. Wash basin. W.C. Skirting. Vinyl flooring.

### BEDROOM THREE

9'4" x 6'0" (2.87m x 1.83m )

Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### GARAGE

16'7" x 14'11" (5.07m x 4.55m )

Metal up and over door. Power connected.

### OUTSIDE

This property benefits from an enclosed, wrap around, garden which is encompassed by an array of mature fruit trees and shrubbery. At the rear of the garden, a pond can be found, adding a puddle of nature to your outdoor space.

### PARKING

This property has off-road parking for multiple vehicles. Plenty of on-street parking can also be found close by.

### AGENTS NOTES

An EPC has been instructed and will be added to the advert it has been completed.

### 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

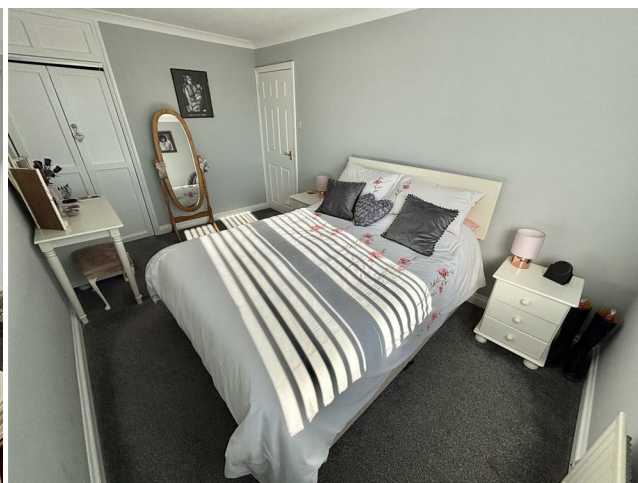
Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

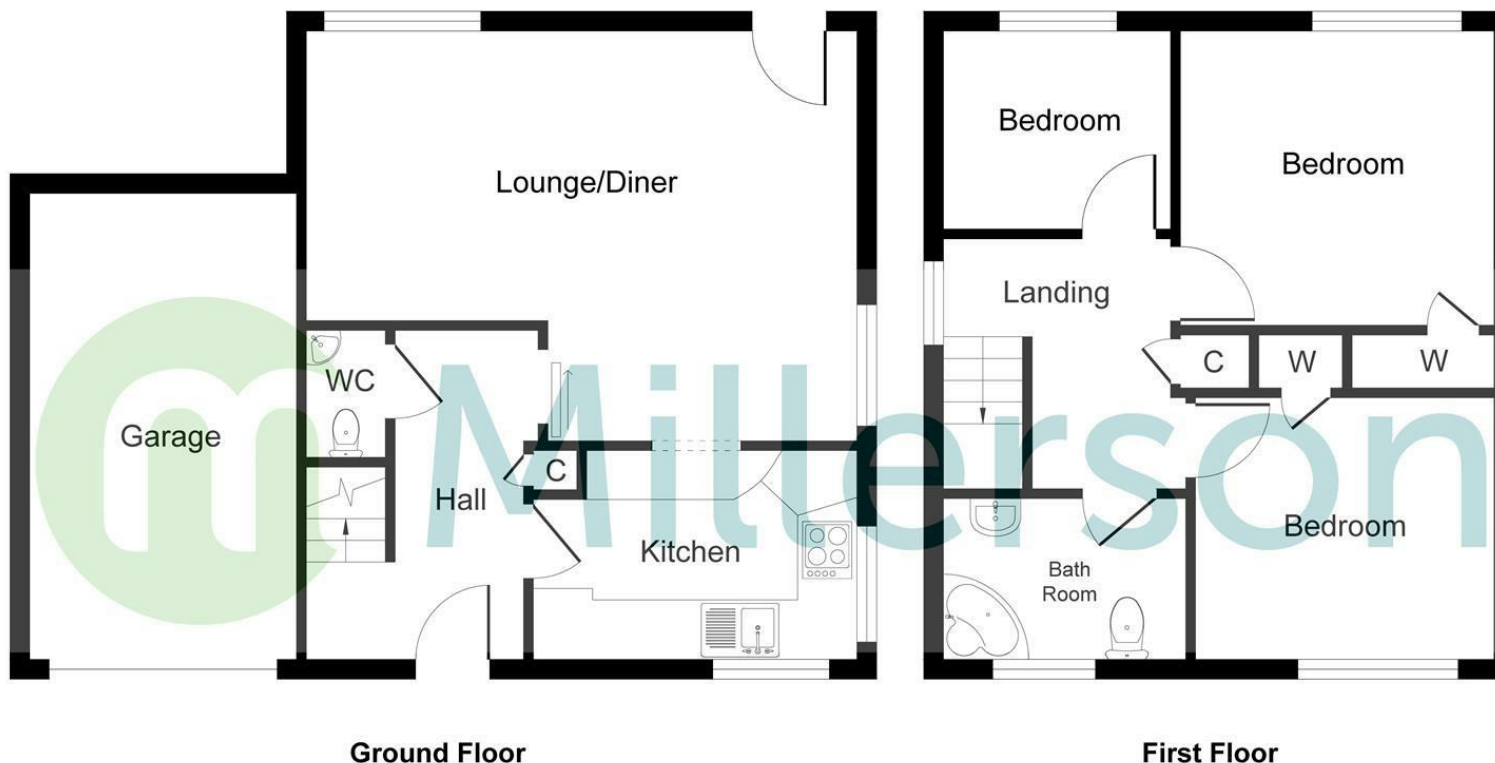




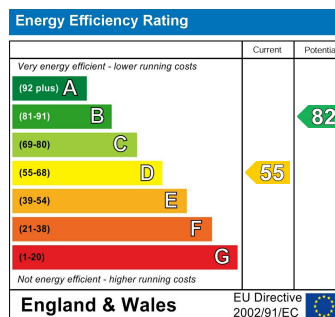
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Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Driveway, Garage, and On Street  
Building safety 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: Stairlift  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: Survey Instructed  
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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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## 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

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