



Springfield Close St. Austell PL25 3BN

Guide Price £230,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- CORNER PLOT
- GARAGE PLUS OFF ROAD PARKING
- EXPANSIVE LOUNGE/DINER
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PERFECT FIRST HOME
- CLOSE TO LOCAL BEACHES
- CIONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this perfectly positioned, two-bedroom, link-detached house to the market. Being sold with no onward chain, this property is perfect for those looking to take their first steps on to the property ladder.

Upon entering, you are greeted by a spacious lounge/diner and a separate kitchen providing ample space for culinary creativity and family gatherings. On the first floor this home exhibits two double bedrooms and family bathroom, making it ideal for small families or couples.

Externally, the property benefits from having an enclosed, hard-standing, rear garden offering a low-maintenance outdoor space ideal for hosting summer barbecues or delving into your favourite novel. Additional features include off road parking for two vehicles as well as a garage.

This property is connected to mains gas, electricity, water and drainage. It also falls within Council Tax Band B. Viewings are highly recommended to appreciate all this home 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 PORCH

4'10" x 4'3" (1.49m x 1.30m)

Frosted wooden door. Coving. Consumer unit. Double glazed window to the front aspect. Skirting. Laminate flooring.

LOUNGE

18'8" x 9'5" (5.69m x 2.88m)

Smoke alarm. Coving. Double glazed window to the front aspect. Under-stairs storage cupboard. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

DINING ROOM

10'3" x 8'9" (3.14m x 2.67m)

Coving. Radiator. Multiple plug sockets. Skirting. Carpeted flooring. Sliding doors leading out onto the rear garden.

KITCHEN

8'9" x 7'11" (2.67m x 2.42m)

Coving. Double glazed window to the rear aspect. A range of wall and base fitted storage cupboard and drawers. A wall mounted Baxi combination boiler. Stainless steel sink basin with drainage board. Space for an electric oven, fridge, freezer and dishwasher. Radiator. Multiple plug sockets. Skirting. Laminate flooring. Door leading out on to the rear garden.

FIRST FLOOR LANDING

Smoke alarm. Access into a partial boarded loft space. Skirting. Carpeted flooring. Doors leading into:

BEDROOM ONE

15'5" x 9'6" (4.72m x 2.90m)

Double glazed window to the front aspect. Over-stairs storage cupboard currently being utilised as wardrobe space. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

7'10" x 5'7" (2.40m x 1.72m)

Frosted double glazed window to the rear aspect. Splash-back tiling. Bath. Wash basin. W.C. Radiator. Skirting. Carpeted flooring.



BEDROOM TWO

10'5" x 9'9" (3.18m x 2.98m)

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

GARAGE

16'4" x 8'2" (4.98m x 2.51m)

Metal up and over door. Multiple plug sockets. Door leading out onto the rear garden.

OUTSIDE

The property benefits from having an enclosed, hard-standing, rear garden offering a low-maintenance outdoor space ideal for hosting summer barbecues or delving into your favourite novel.

SERVICES

This property is connected to mains gas, electricity, water and drainage. It also falls within Council Tax Band B.

AGENTS NOTES

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

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

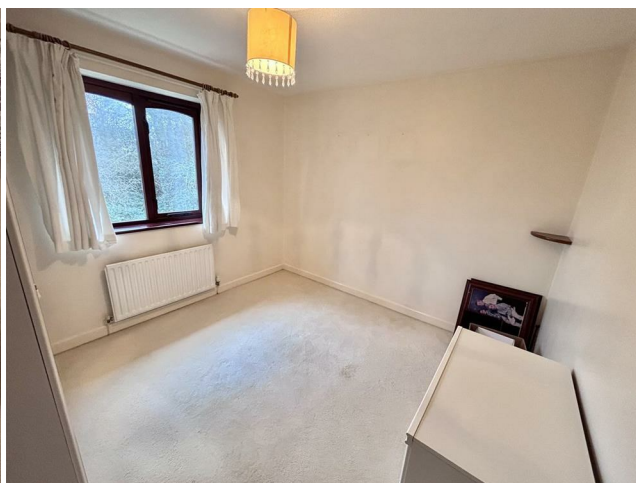
Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

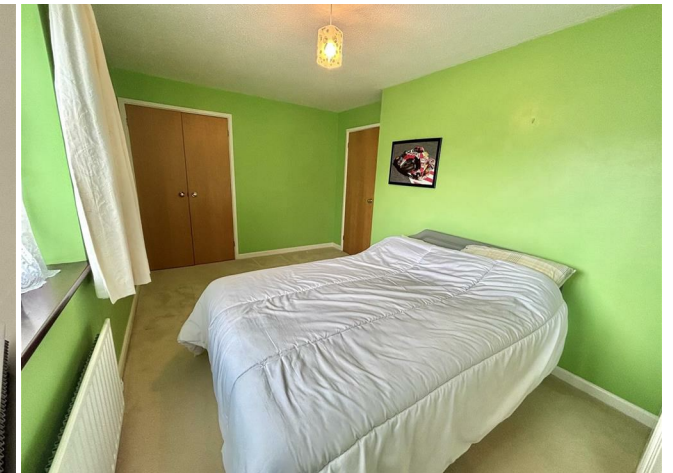
Heating features: Double glazing





Springfield Close, St. Austell, PL25 3BN

Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Garage and 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: No Certificate
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.





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		85
(81-91) B		
(69-80) C	70	
(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

ecollins@millerson.com

Contact Us

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