



Eastbourne Road
St. Austell
PL25 4SS

Asking Price £475,000

- STUNNING FOUR BEDROOM HOUSE
- BEAUTIFUL LANDSCAPED GARDENS
- SOUTHFACING AND RURAL VIEWS
 - DOWNSTAIRS BEDROOM
- BRIGHT LIVING ACCOMMODATION
 - OAK FLOORING AND DOORS
 - TWO RECEPTION ROOMS
 - CIRCULATING AIR SYSTEM
 - SOLAR PANNELLING
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - sq ft



4



2



2



C79

PROPERTY

Millerson is delighted to offer this wonderful, bright, light, four bedroom family home. The property is beautifully presented with oak flooring, oak doors and door surrounds and lovely, large windows which allow light to flood into the majority of rooms. The accommodation briefly comprises: reception hall, dining room, living room, fitted kitchen, utility room, ground floor bedroom, shower room/WC, and three bedrooms on the first floor with lovely rural views, and a modern bathroom. Outside there is ample parking for about four cars and an open garden with well-established shrubs and flower beds. The rear garden is a real gem and has been landscaped by the present owner with a large terrace area outside the house, ideal for alfresco dining, and steps and slope down to another terraced lower garden, again with well-established shrubs, trees, palms and further sitting-out area and a potting shed.

LOCATION

The property is located at the end of Eastbourne Road and is within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and a 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 away 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.

ACCOMMODATION COMPRISES

All measurements are approximate.

ENTRANCE HALL

11'3" x 8'2" (3.45m x 2.51m)

A bright and welcoming reception hall, with large full-length, double-glazed window to the front, oak flooring, a winding staircase with oak balustrades leading to landing, understairs cupboard, inset spotlights, doors to kitchen and :

DINING ROOM

11'4" x 10'9" (3.46m x 3.30m)

Again a lovely bright room with full-length and height, double-glazed window and doors overlooking and opening onto the terrace and into the landscaped garden, oak flooring, various power points, skimmed ceilings with inset spotlights then leading into:

LIVING ROOM

15'10" x 10'0" (4.83m x 3.07m)

Dual aspect room with double-glazed window to front aspect, double-glazed patio doors to terrace, oak flooring, gas-effect inset fireplace, skimmed ceilings and inset spotlights, various power points.

KITCHEN

15'8" x 9'6" (4.80m x 2.90m)

A modern kitchen with extensive range of white units and various base units, granite worktops, ample power points one and a half sink unit with mixer taps, part-tiled walls, small breakfast bar, integrated dish washer, four ring induction hob, stainless steel extractor fan, built-in eye-level oven and combi oven and microwave, space for fridge/freezer, skimmed ceilings and inset spotlights, glazed oak door to:

UTILITY ROOM

7'8" x 6'2" (2.34m x 1.90m)

Range of units and worktops,, single drainer steel sink unit with mixer taps, double-glazed window to full-length double-glazed door to rear terrace, plumbing for washing machine, space for tumble dryer, wall units.

SHOWER ROOM

5'9" x 3'3",144'4" (1.77m x 1,44m)

Oak door, tiled corner shower cubicle, close-coupled WC, vanity unit with inset washbasin and cupboard below, ladder-style chrome heated towel rail, inset spotlights.

GROUND FLOOR BEDROOM

12'9" x 8'0" (3.89m x 2.46m)

Double-glazed windows to front and rear aspect, oak wood flooring, skimmed ceilings with inset spotlights.

LANDING

With two double-glazed windows to the front aspect, built-in airing cupboard housing hot water cylinder, panelled radiator, skimmed ceilings and inset spotlights, access to insulated loft space.

MAIN BEDROOM

15'10" x 11'9" (4.83m x 3.60m)

A bright dual-aspect bedroom with double-glazed windows and lovely rural views, oak flooring, two panelled radiators, skimmed ceilings and inset spotlights.

BEDROOM TWO

11'1" x 10'5" (3.39m x 3.19m)

Again a lovely bright bedroom with full width, double-glazed window to rear aspect and rural views, panelled radiator, built in wardrobe with mirror fronted doors, oak wood flooring, skimmed ceilings and inset spotlights.

BEDROOM THREE

8'8" x 7'4" (2.65m x 2.26m)

Double-glazed window to rear aspect with rural views, panelled radiator, double build in wardrobe with mirrored sliding doors, oak wood flooring, skimmed ceiling with inset spotlights.



BATHROOM

8'0" x 5'4" (2.45m x 1.65m)

A modern bathroom with part tiled walls, panelled bath with mixer taps and a separate shower over, obscure double-glazed window to front aspect, vanity unit with inset wash basin, WC with concealed cistern, mirrored medicine cabinet, ladder-style heated chrome towel rail, laminate flooring, part-tiled flooring, extractor fan.

OUTSIDE

To the front there is tarmac parking space for up to four cars, with an open-plan garden to the side with mature shrubs and flower beds and a path leading to the front door and, around the side, to the rear garden.

With a southerly aspect, the rear garden is a real gem, beautifully landscaped with large terrace immediately to the rear of the property, ideal for sitting or eating out and Alfresco dining, steps leading down to the lower terracing with further sitting-out areas, beds with mature shrubs and flowers and palm trees..

Potting shed: 3.02m x 2.22m with shelving and glazed to front.

AGENTS NOTE

The property has had spray foam in the loft. A surveyor has commented: I am happy to report that all tests recorded dry readings with the moisture content of the timbers tested ranging from 7.9% to 10%, well below the 16% mark where timber becomes at risk of decay.

Considering the young age and general good condition of the roof, a more appropriate approach would be to instruct the removal of the spray foam by a reputable company that will provide a certificate of completion for the work (If required)

The owner will remove this if required by the purchaser..

MATERIAL INFORMATION

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No





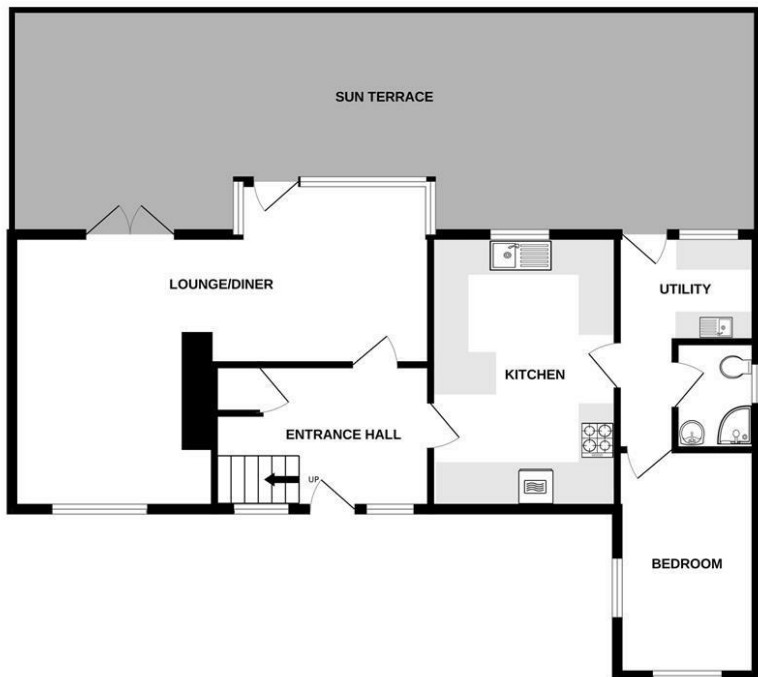
Eastbourne Road, St. Austell, PL25 4SS

Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing and Underfloor heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good
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: Lateral living
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C
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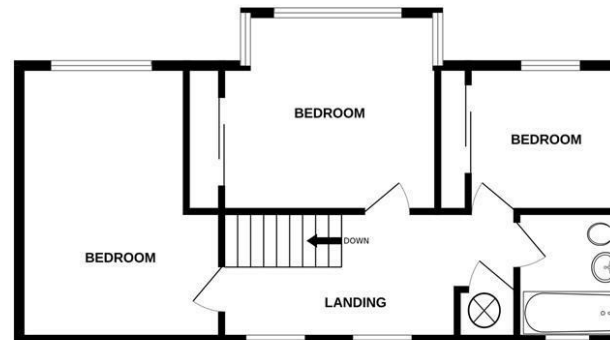
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



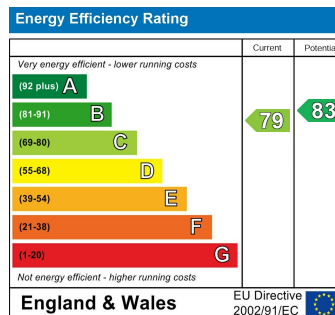
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please Speak to Our Lettings Area Manager

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