

Edgcumbe Road  
St. Austell  
PL25 5DX

Guide Price £325,000

- THREE WELL-PROPORTIONED BEDROOMS
- OFF ROAD PARKING PLUS GARAGE
  - EXPANSIVE REAR GARDEN
  - TWO RECEPTION ROOMS
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
  - PERFECT FAMILY HOME
- DOUBLE GLAZING THROUGHOUT
  - COUNCIL TAX BAND C
  - GOOD LINKS TO THE A30
- PLEASE SCAN THE QR QUODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 1087.15 sq ft



3



1



2



D59

### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this deceptively spacious, three-bedroom, detached house to the market. It is situated within a popular residential location whilst still being within walking distance to local amenities and transport links.

Upon entering, you are greeted by bright and airy entrance hallway with doors leading into a spacious living room that invites natural light, creating a warm and welcoming atmosphere. The well-equipped kitchen which showcases a number of integrated appliances, storage cupboards and drawers. An archway leads through to an expansive dining area, providing the perfect environment for relaxing after a long day, entertaining guests or having the extended family around for dinner. On the first floor, you will find three well-proportioned bedrooms and a well-appointed bathroom, making it an ideal home for families or those seeking extra space.

Externally, the property is surrounded by a generous, enclosed, garden that provides ample space for outdoor activities and relaxation. A raised decking area invites you to enjoy al fresco dining during the warmer months or simply a place to delve into your favourite novel.

This property is connected to mains gas, water, electricity and drainage. It also falls under Council Tax Band C. 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 HALLWAY

uPVC double glazed door. Skimmed ceiling. Coving. Smoke alarm. Under-stairs storage cupboard, housing the consumer unit. Skirting. Carpeted flooring. Doors leading into:

### KITCHEN

11'8" x 7'2" (3.58m x 2.19m)

Skimmed ceiling. Coving. Frosted double glazed window to the side aspect. A range of wall and based fitted storage cupboard and drawer with wooden effect worktops. Integrated electric oven, grill and four ring hob with extractor hood over. Integrated under-counter fridge and freezer. Space for a washing machine. Splash-back tiling. Wash basin with drainage board. Multiple plug sockets. Skirting. Engineered laminate flooring. Door leading out onto the driveway:

### DINING ROOM

17'10" x 11'10" (5.46m x 3.63m )

Skimmed ceiling. Coving. Built-in storage cupboard. Radiator. Skirting. Engineered laminate flooring. Double doors leading into the garden.

### LOUNGE

17'10" x 10'4" (5.45m x 3.15m )

Coving. Double glazed windows to the front, side and rear of the property. Electric fire place. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

### DOWNSTAIRS W.C.

5'6" x 2'7" (1.69m x 0.80m )

Skimmed ceiling. Double glazed window to the side aspect. Splash-back tiling. Wash basin. W.C. Tiled flooring.

### FIRST FLOOR LANDING

Skimmed ceiling. Coving. Access into a partially boarded loft space. Double glazed window to the rear aspect. Skirting. Carpeted flooring.

### BEDROOM ONE

13'11" x 12'2" (4.26m x 3.72m )

Skimmed ceiling. Double glazed window to the side aspect. Two, built-in storage cupboards. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.



### BEDROOM TWO

12'3" x 7'10" (3.74m x 2.41m )

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

### BATHROOM

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

### BEDROOM THREE

12'2" x 8'0" (3.72m x 2.44m )

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

### GARAGE

16'11" x 8'11" (5.18 x 2.73)

Metal up and over door. Storage cupboards. Boiler. Power connected.

### OUTSIDE

The property is surrounded by a generous, enclosed, garden that provides ample space for outdoor activities and relaxation. A raised decking area invites you to enjoy al fresco dining during the warmer months or simply a place to delve into your favourite novel.

### PARKING

This property offers parking for three vehicles on a private driveway. On-street parking can also be found close by.

### SERVICES

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

### MATERIAL INFORMATION

Verified Material Information  
Council tax band: C





Edgcumbe Road, St. Austell, PL25 5DX

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: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good  
Parking: Garage, Driveway, Off Street, 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: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: D  
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- A Current Landlord Looking To Change Agents
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Please Speak to Our Lettings Area Manager

Lizzie Collins

01726 72236

[ecollins@millerson.com](mailto:ecollins@millerson.com)

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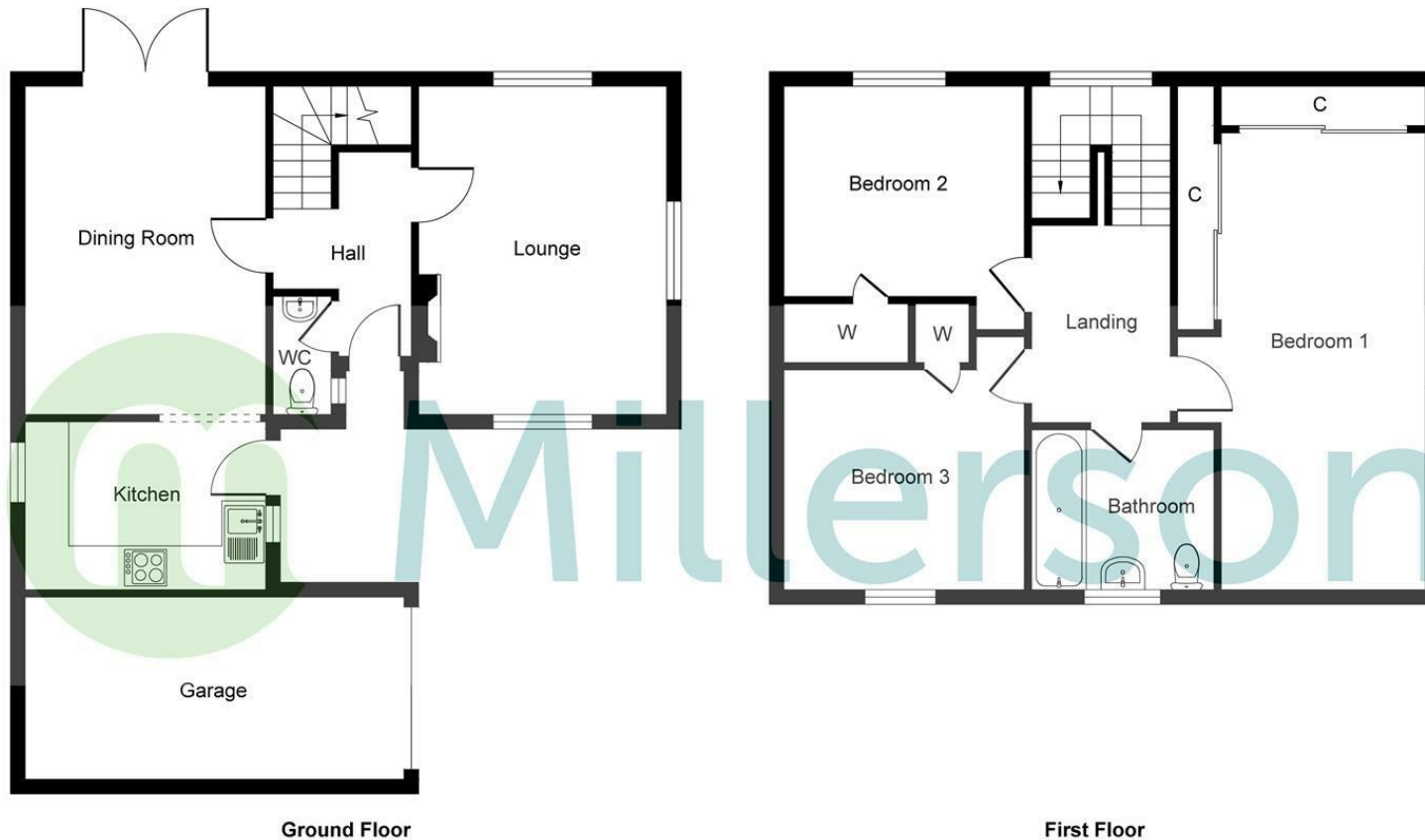
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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