



Gwallon Road

St. Austell

PL25 3AB

Asking Price £240,000

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- FAR REACHING SEA VIEWS OF ST AUSTELL BAY FROM THE UPSTAIRS
- POTENTIAL PLOT TO THE REAR
- SINGLE GARAGE AND AMPLE OFF STREET PARKING
- CONNECTED TO ALL MAINS SERVICES
- COUNCIL TAX BAND C
- EXTENSIVE WRAP AROUND GARDENS
- POTENTIAL DEVELOPMENT INVESTMENT
- PLEASE SCAN THE QR QUODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 904.17 sq ft



Property Description

Millerson Estate Agents are delighted to bring this three double bedroom house, situated on Gwallon Road in St Austell, to the market. The property sits upon a substantial spacious corner plot to which it is suggested that a development opportunity is present to the rear to erect a separate dwelling. There has not yet been any planning permissions submitted and would be down to a new purchaser to obtain and investigate further.

The house itself is detached and has been well maintained over the years of ownership. It comprises of a bright and airy entrance hallway with doors leading to the kitchen, expansive lounge/diner and downstairs bedroom. Upstairs there are two further bedrooms of which have the potential to be made bigger by expanding into the eaves with one benefitting from views of St Austell bay. The upstairs is completed with a newly fitted wet room with assistance handle and seat. The property will be sold with no onward chain with no covenants or restrictions on the land itself. Externally the wrap around gardens are mainly laid to lawn with fully stocked flower beds with plants and shrubs. There is ample off street parking with the addition of a single garage and two storage sheds. The property is connected to all mains services, is heated via a combination boiler and falls within Council tax band C. Viewings are highly recommended to appreciate all that there is to offer.

Location

Gwallon Road is a no through road which is situated on the elevated edge of St Austell Town Centre and is close to all the daily amenities you will require. Tesco Express is within walking distance and the town centre which offers an extensive array of shops, restaurants, public houses, a cinema and leisure facilities is less than 1 mile away. St Austell College is also located close by and provides various educational resources for all. The town benefits further from a mainline train station, linking Penzance to London Paddington. Access to the A30 is within a 20 minute drive and is the main route in and out of the county. The property is located within a short drive to numerous beaches such as Porthpean, Carlyon Bay and the famous historical port of Charlestown with its world famous tall ships on show.

The Accommodation Comprises

(All dimensions are approximate)

Ground Floor

UPVC frosted double glazed entrance door and side window leading into the:

Entrance Hallway

Textured ceiling. Ample power sockets. Radiator. Carpeted flooring. Skirting. Doors leading to:

Lounge / Diner

23'7" x 11'5" (7.21m x 3.50m)

Double glazed windows to the front and rear aspects. Wood paneled ceiling. Recessed spotlights. Two radiators. Dado rail. Gas feature fireplace with stone and hearth surround. Ample power sockets. Phone / Broadband connection point. Carpeted flooring. Skirting.

Kitchen

14'5" x 9'3" (4.41m x 2.82m)

Double glazed window to the rear aspect. Painted wood paneled ceiling. Coving. Consumer unit and electric meter housed. Range of wall and base fitted units with roll top worksurfaces. Integrated stainless steel sink with drainer and mixer tap, four ring gas hob with extractor hood above and eye level double oven/grill situated beside. Space and plumbing for washing machine and freestanding fridge/freezer. Ample power sockets. Radiator. Carpeted flooring. Skirting. UPVC frosted double glazed door leading to the rear garden.

Bedroom Three

12'8" x 8'6" (3.87m x 2.61m)

Double glazed window to the front aspect. Textured ceiling. Radiator. Ample power sockets. Laminate flooring. Skirting.

Upstairs

Landing - Smoke sensor. Carbon monoxide detector. Loft Access. Carpeted flooring. Skirting. Doors leading to:

Bedroom One

11'6" x 9'11" (3.51m x 3.03m)

Double glazed window to the side aspect. Textured ceiling. Ample power sockets. Radiator. Built in wardrobes, storage cupboard and vanity desk. Carpeted flooring. Skirting. Easy access to the eaves which are extensive in size and which could be used to enhance the size of the room should a new purchaser wish.

Bedroom Two

11'11" x 9'10" (3.65m x 3.02m)

Double glazed window to the side aspect to which enjoy far reaching views of St Austell bay. Textured ceiling. Built in storage cupboards and wardrobes. Ample power sockets. Easy access to the eaves which provide ample storage. Carpeted flooring. Skirting.

Wet Room

6'7" x 5'6" (2.03m x 1.69m)

Double glazed frosted window to the rear aspect. Textured ceiling. Extractor fan. Fully tiled. Wash basin. W/C. Walk in Shower unit with assistant handles and wall mounted seat. Storage cupboard housing built in timber shelving and combination boiler. Wall mounted storage cupboard. Radiator. Anti slip flooring throughout.



Outside - Gardens

The bungalow has expansive wrap around gardens which are mainly laid to lawn with fully stocked flower beds with a variety of plants, shrubs and trees bordering the garden. Patio slab seating area. Hard-standing flat level pathway to the front door. Outside tap. Storage sheds. Water butt.

Potential Plot

Due to the size of the garden and outside space we believe there is the potential to apply for planning permission for a detached dwelling. This has not been confirmed nor has any planning permission been sought previously. We would advise to seek further advice on this. The property and the garden are all on one title deed.

Garage

Metal up and over door. Single glazed window to the rear aspect. Power and lighting. Consumer unit. Wall mounted shelving. Concrete flooring.

Parking

There is off street parking for two vehicles in addition to the garage space. Further parking can be easily created.

Services

Mains gas, electricity, water and drainage. The property falls in to Council tax band C.

Tenure

Freehold

Directions

From St Austell town centre heading up East Hill at the top turn left at the mini roundabout onto Kings Avenue from here continue to the next mini roundabout and turn right onto Carlyon Road. Continue straight over the next two roundabouts and at the traffic light junction take a left turn onto Slades Road. Continue up the hill for a while and then take a right hand turn on to Gwallon Road - the property will be located on your left hand side. A round For Sale board will be clearly visible and a member of the Millerson team will be there to meet you.

Material Information

Verified Material Information

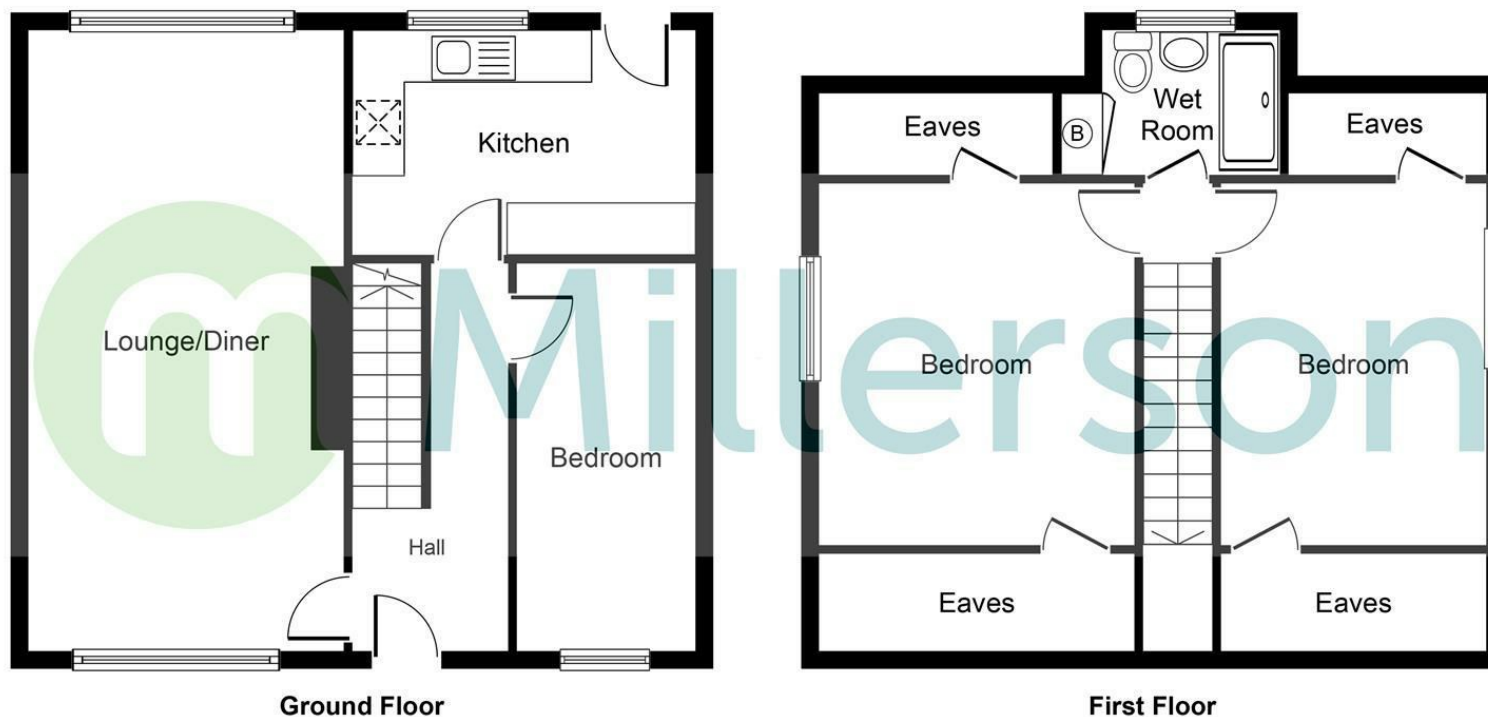




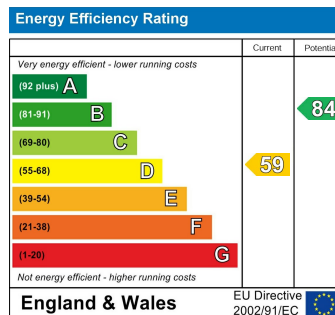
Gwallon Road, St. Austell, PL25 3AB

Council tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard form
Electricity supply: No
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, On Street, Off Street, 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: 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.





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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