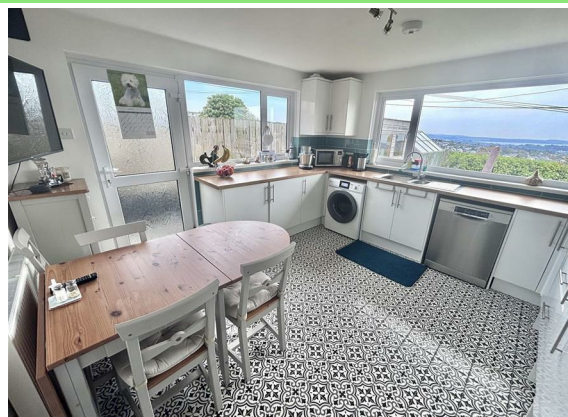
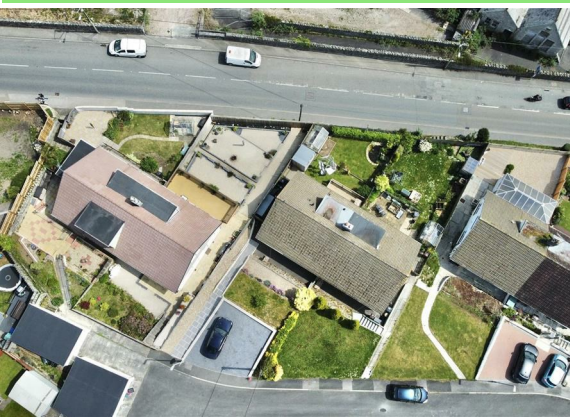




Gribben Close St. Austell PL25 4EA

Price Guide £280,000

- THREE BEDROOM DORMER BUNGALOW
 - EXCELLENT MOVE IN CONDITION
 - OFF STREET PARKING FOR MULTIPLE VEHICLES
 - SINGLE GARAGE
- WONDERFUL SEA VIEWS OF ST AUSTELL BAY
 - MODERN ENSUITE TO BEDROOM ONE
 - POPULAR QUIET RESIDENTIAL ESTATE
 - WALKING DISTANCE TO SCHOOLS AND SHOPS
 - CONNECTED TO ALL MAINS SERVICES
 - COUNCIL TAX BAND B



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Tenure - Freehold

Council Tax Band - C

Floor Area - 285.43 sq ft



Property Description

Millerson Estate Agents are proud to present this immaculately presented, three double bedroom, semi detached dormer bungalow to the market. Situated within the popular estate of Gribben Close this property benefits from off street parking for two vehicles, single garage, ensuite to master and stunning sea views of St Austell bay and beyond. The current owners have maintained and modernised this property to a high standard and so is in move in ready condition for its new owner. The accommodation briefly comprises of a bright and airy entrance hallway which leads off to the downstairs bedroom, modern bathroom with separate W/C, kitchen/diner and spacious lounge complete with log burner to enjoy in the upcoming colder seasons. Externally there is a laid to lawn rear garden complete with storage shed and timber decking - perfect for hosting and entertaining. To the front two off street parking space are provided in addition to a single garage situated opposite the driveway. This home is connected to all mains services and falls into Council tax band B. Viewings are highly recommended to appreciate all that there is to offer.

Location

Gribben Close 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 front door leading into:

Entrance Hallway

Thermostat control panel. Smoke sensor. Porthole. Storage cupboard housing the gas and electric meters. Radiator. Power socket with USB port. Tiled flooring. Skirting. Doors leading to:

Kitchen

12'11" x 12'1" (3.94m x 3.69)

Two double glazed windows to the rear and side aspects. Skimmed ceiling. Smoke sensor. Wall and base fitted units with straight edge worksurfaces and tiled splash back surround. Stainless steel sink with drainer and mixer tap. Space and plumbing washing machine, dishwasher, fridge/freezer. Integrated eye level double oven and grill. Four ring gas hob with extractor hood above. Ample power sockets. Radiator. Tiled flooring. Double glazed UPVC frosted door leading to the rear garden.

Lounge

15'11" x 13'4" (4.87m x 4.07m)

Double glazed patio doors and side windows to the rear garden. Skimmed ceiling. Radiator. Wood burner with slate hearth and fire resistant mantelpiece. Ample power sockets. Carbon monoxide sensor. Broadband and TV Aerial connection points. Carpeted flooring. Skirting.

Downstairs W/C

6'3" x 2'8" (1.93m x 0.83m)

Double glazed frosted window to the side aspect. Skimmed ceiling. Radiator. Wash basin with mixer tap and built in storage beneath. W/C with push flush. Tiled flooring.

Downstairs Shower Room

9'11" x 6'5" (3.04m x 1.98m)

Double glazed frosted window to the side aspect. Skimmed ceiling. Extractor fan. Wall mounted heated towel radiator. Wash basin with mixer tap and storage cupboard beneath. Corner tiled shower unit. Bath. Tiled flooring. Skirting.

Bedroom Three / Dining Room

13'6" x 10'0" (4.13m x 3.05m)

Double glazed patio doors and side windows to the front aspect. Skimmed ceiling. Ample power sockets. Vertical radiator. Carpeted flooring. Skirting.

First Floor

Landing - Smoke sensor. Airing cupboard housing Baxi combination boiler and built in timber shelving. The boiler will be serviced shortly. Carpeted flooring. Skirting. Doors leading to:



Bedroom One

16'6" x 11'6" (5.03m x 3.51m)

Double glazed window to the rear aspect. Vaulted skimmed ceiling. Built in wardrobes and storage. Radiator. Ample power sockets some with integrated USB ports. Laminate flooring. Skirting. Door leading to:

Bedroom One Ensuite

7'11" x 3'11" (2.43m x 1.21m)

Double glazed frosted window to the rear aspect. Extractor fan. Skimmed ceiling. Recessed spotlights. Fully tiled. Built in cupboards. Wall mounted heated towel radiator. Sink basin with waterfall mixer tap and storage drawers beneath. W/C with push flush. Double walk in shower unit with rainfall head. Vanity cupboard with integrated shaver point, light and demist function. Underfloor heating. Tiled flooring.

Bedroom Two

11'11" x 8'11" (3.64m x 2.72m)

Double glazed window to the side aspect. Vaulted skimmed ceiling. Ample power sockets some with USB ports. Eaves storage. Radiator. Carpeted flooring. Skirting.

Externally

To the Front - There is a laid to lawn area which then tiers to the graveled off street parking area. Hardstanding pathway leads down to front door.

To the Rear - A laid to lawn garden with storage shed and timber decked seating area enjoying sea views of the St Austell bay and further afield.

Parking

Off street parking via the graveled driveway for two cars in addition to the garage space. On street unrestricted parking is available close by.

Services

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

Directions

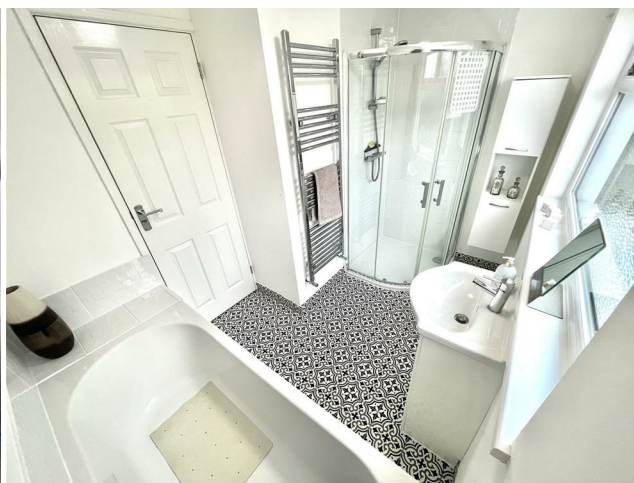
From the railway station ascend the hill and at the small mini roundabout continue along Carlyon Road before taking a left turn at the next mini roundabout into Poltair Road. At the end of Poltair Road a further mini roundabout will be encountered and at this point turn right passing St Austell College on the left hand side. Continue pass Tesco Express on your left hand side, and take the next left onto Ropehaven Road. Follow the road up and turn right on to Cannis Road and again on to Gribben Close where the property will be clearly visible with a round Millerson For Sale sign.

Material Information

Verified Material Information

Council tax band: C

Tenure: Freehold





Gribben Close, St. Austell, PL25 4EA

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: Wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway and Garage
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: Level access shower
Coal mining area: No
Non-coal mining area: No
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.



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- Looking For Lettings Legal Advice Or
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Please Speak to Our Lettings Area Manager
Lizzie Collins

01726 72236

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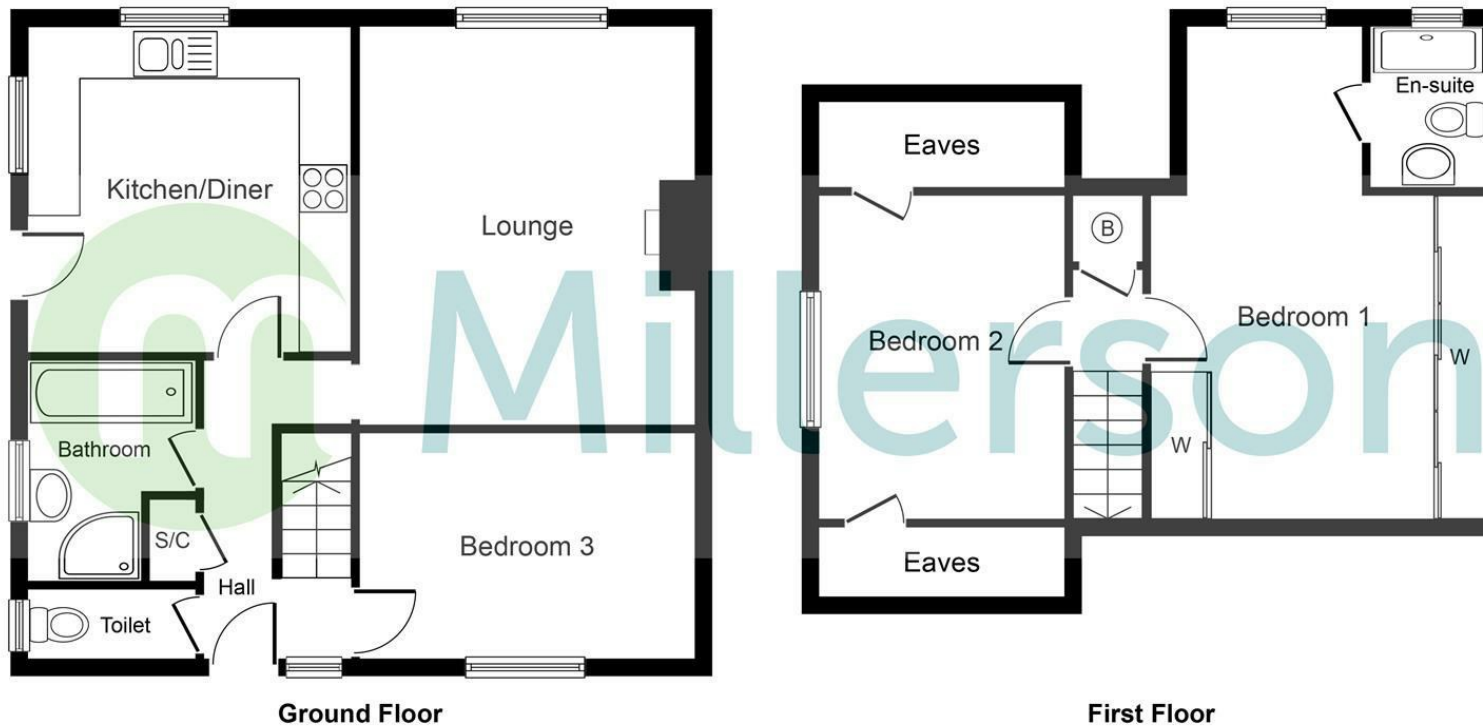
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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