



St. Sulien

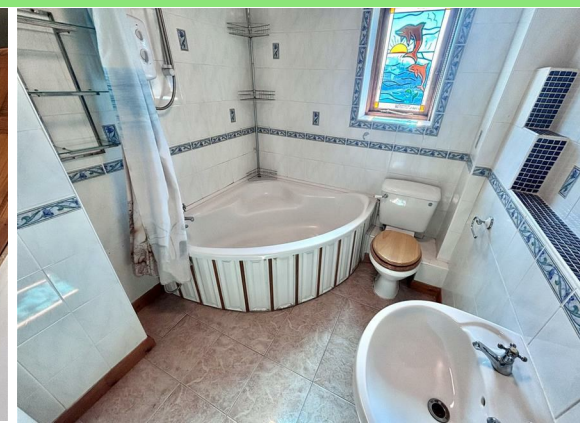
Luxulyan

Bodmin

PL30 5EB

Guide Price £230,000

- NO ONWARD CHAIN
- THREE WELL-PROPORTIONED BEDROOMS
- INTERGAL GARAGE PLUS OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- EXPANSIVE KITCHEN/DINER
- COSMETIC MODERNISATION REQUIRED
- PERFECT FIRST HOME
- TUCKED AWAY RESIDENTIAL LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 861.11 sq ft



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E53

PROPERTY DESCRIPTION

Millerson Estate Agents are pleased to present this tucked away, three-bedroom, semi-detached house to the market. Being sold with no onward chain, this property is perfect for those looking to put their own stamp on their next home.

In brief, the accommodation comprises of a bright and airy entrance hallway, with doors leading to a spacious lounge, expansive kitchen/diner and conservatory, making it ideal for relaxing with family or entertaining guests. The property also features three well-proportioned bedrooms and a bathroom, offering plenty of space for a growing family.

Externally, this property benefits from have an enclosed rear garden, which is encompassed by an array of mature shrubbery and foliage – perfect for a spot of Al Fresco dining. Additional features include an integral garage and off-road parking for multiple vehicles.

The property is connected to mains water, electricity and drainage. It also falls under Council B. Viewings are highly recommended to appreciate all this home has to offer.

LOCATION

Situated in the heart of Luxulyan, this home enjoys easy access to the amenities of the village which include a village hall which hosts several events such as Pilates, indoor bowling and dancing. In addition there is a primary school, church, Post office, convenience store and The Kings Arms Public House. Luxulyan Valley itself is designated a World Heritage Site, with tree lined walks along the valley and offering its own railway link. The nearest town of St Austell offers a comprehensive range of amenities including a number of well known supermarkets, mainline rail link to London Paddington, and a wide range of sporting facilities including the leisure centre at Polkyth, bowling alley and football club . The pretty harbourside village of Charlestown is popular for dining out with the harbour itself utilised as the backdrop for a number of period dramas and films, including The Eagle Has Landed and Mansfield Park. Further afield lie the sandy beaches of both the North and South coasts and the picturesque coastal walks of the Roseland Peninsula, an area of outstanding natural beauty.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE

uPVC frosted double glazed door leading into:

LOUNGE

15'7" x 14'3" (4.76m x 4.35m)

Double glazed window to the front aspect. Open fireplace. Consumer unit. Electric storage heater. Television point. Multiple plug sockets. Skirting. Laminate flooring.

KITCHEN/DINER

24'7" x 10'7" (7.51m x 3.23m)

Smoke alarm. Two double glazed windows to the rear aspect. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Stainless steel sink basin with additional drainage board. Electric oven with four ring hob and extractor hood over. Integrated under counter fridge. Electric storage heater. Multiple plug socket. Laminate flooring. Doors leading into the garage and conservatory.

FIRST FLOOR LANDING

Access into a partially boarded loft space. Smoke alarm. Built-in storage cupboard housing the hot water cylinder. Electric storage heater. Skirting. Carpeted flooring.

BEDROOM ONE

14'0" x 9'5" (4.28m x 2.88m)

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

BEDROOM TWO

11'1" x 8'5" (3.40m x 2.58m)

Double glazed window to the front aspect. Electric storage heater. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM THREE

7'10" x 6'10" (2.39m x 2.10m)

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

BATHROOM

7'11" x 6'6" (2.43m x 2.00m)

Stained glass window to the rear aspect. Splash back tiling throughout. Electric shower over corner bath. Wash basin. W.C. Skirting. Tiled flooring.

CONSERVATORY

14'0" x 8'4" (4.29m x 2.55m)

Multiple double glazed windows. Plug sockets. Tiled flooring. Doors leading into the rear garden.

INTEGRAL GARAGE

Metal up & over door. Power connected.



OUTSIDE

This property benefits from have an enclosed rear garden, which is encompassed by an array of mature shrubbery and foliage – perfect for a spot of Al Fresco dining

PARKING

This property has off road parking for multiple vehicles. Plenty of on-street parking can also be found close by.

SERVICES

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

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

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: None

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - OK

Parking: Garage, Driveway, and Off 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

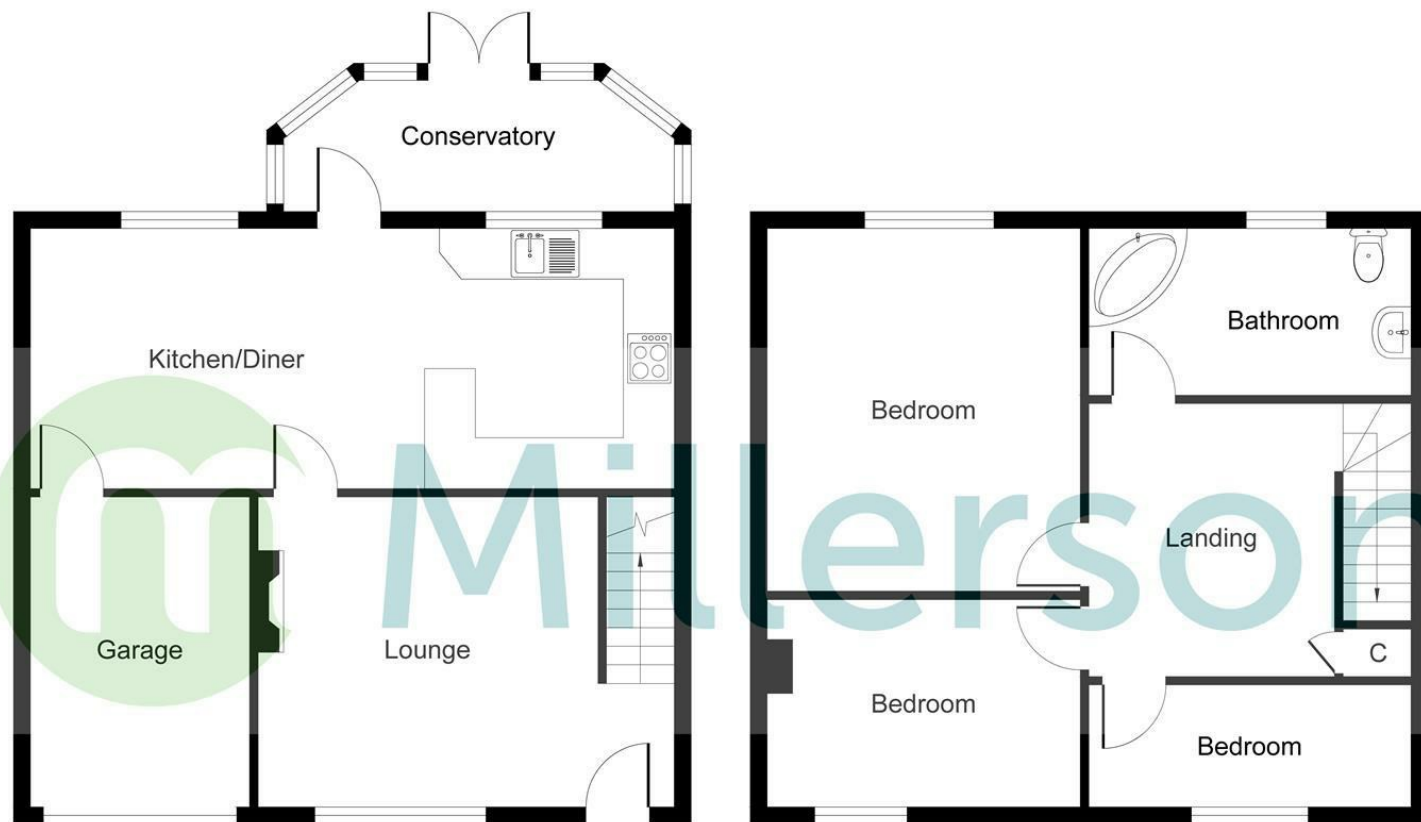
Coal mining area: No

Non-coal mining area: No

Energy Performance rating: E

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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

First Floor

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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