

Hallane Road

St. Austell

PL25 3EL

Guide Price £230,000

- PERFECT FAMILY HOME
- POPULAR RESIDENTIAL LOCATION
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
- IMMACULATLY PRESENTED
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 764.23 sq ft



3



1



2



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PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this deceptively spacious, three-bedroom, semi-detached house to the market. This property is perfect for those looking to take their first steps onto the property ladder.

Upon entering, you are greeted by a light and airy entrance hallway with doors leading into a spacious lounge and separate dining area – perfect for entertaining guests or enjoying some well-earned family time. The kitchen is an ideal environment for those culinary enthusiasts amongst us, making meal preparation a pleasure. On the first floor, this property showcases three, well-proportioned, bedrooms and a shower room.

Externally, this property features a beautifully maintained garden, that provides ample space for outdoor activities, summer soirees or enjoying a spot of Al Fresco dining.

The property is connected to mains water, electricity, gas and drainage. It falls under Council Tax Band B. 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. Multiple plug sockets. Skirting. Laminate flooring. Double doors leading into:

LOUNGE

13'6" x 12'7" (4.14m x 3.84m)

Double glazed window to the front aspect. Under-stairs storage cupboard. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

DINING ROOM

10'5" x 8'1" (3.19m x 2.47m)

Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.

KITCHEN

11'0" x 7'1" (3.37m x 2.16m)

Skimmed ceiling. Recessed spotlights. Double glazed window to the side aspect. A range of wall and base fitted storage cupboards and drawers. Wall mounted Baxi boiler. Space for a gas oven, washing machine, dishwasher, fridge and freezer. Stainless steel wash basin with additional drainage board. Multiple plug sockets. Skirting. Laminate flooring.

FIRST FLOOR LANDING

Access into a partially boarded loft space. Frosted double glazed window to the side aspect. Built-in storage cupboard, housing the hot water cylinder. Thermostat. Multiple power sockets. Skirting. Carpeted flooring.

BEDROOM ONE

9'4" x 9'2" (2.86m x 2.81m)

Skimmed ceiling. Recessed spotlights. Double glazed window to the front aspect - showcasing sea glimpses. Media wall. Radiator. Skirting. Carpeted flooring. Archway leading into:

DRESSING ROOM

9'1" x 3'5" (2.79m x 1.06m)

Skimmed ceiling. Recessed spotlights. Plug socket. Skirting. Carpeted flooring.

BEDROOM TWO

9'7" x 9'1" (2.93m x 2.79m)

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

SHOWER ROOM

6'2" x 6'1" (1.88m x 1.87m)

Motion-sensitive light. Frosted double glazed window to the rear aspect. Splash-back tiling. Cubicle housing an electric shower. Wash basin with mixer tap and additional storage underneath. Heated towel rail. W.C. Skirting. Vinyl flooring.

BEDROOM THREE

6'9" x 6'2" (2.08m x 1.88m)

Skimmed ceiling. Recessed spotlights. Double glazed window to the front aspect- showcasing sea glimpses. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

OUTSIDE

This property features a beautifully maintained garden, that provides ample space for outdoor activities, summer soirees or enjoying a spot of Al Fresco dining.

PARKING

This property benefits from having off road parking for multiple vehicles. On-street parking can also be found close by.



SERVICES

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

AGENTS NOTE

MATERIAL INFORMATION

Verified Material Information

Council tax band: B

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: Central heating

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

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

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: None

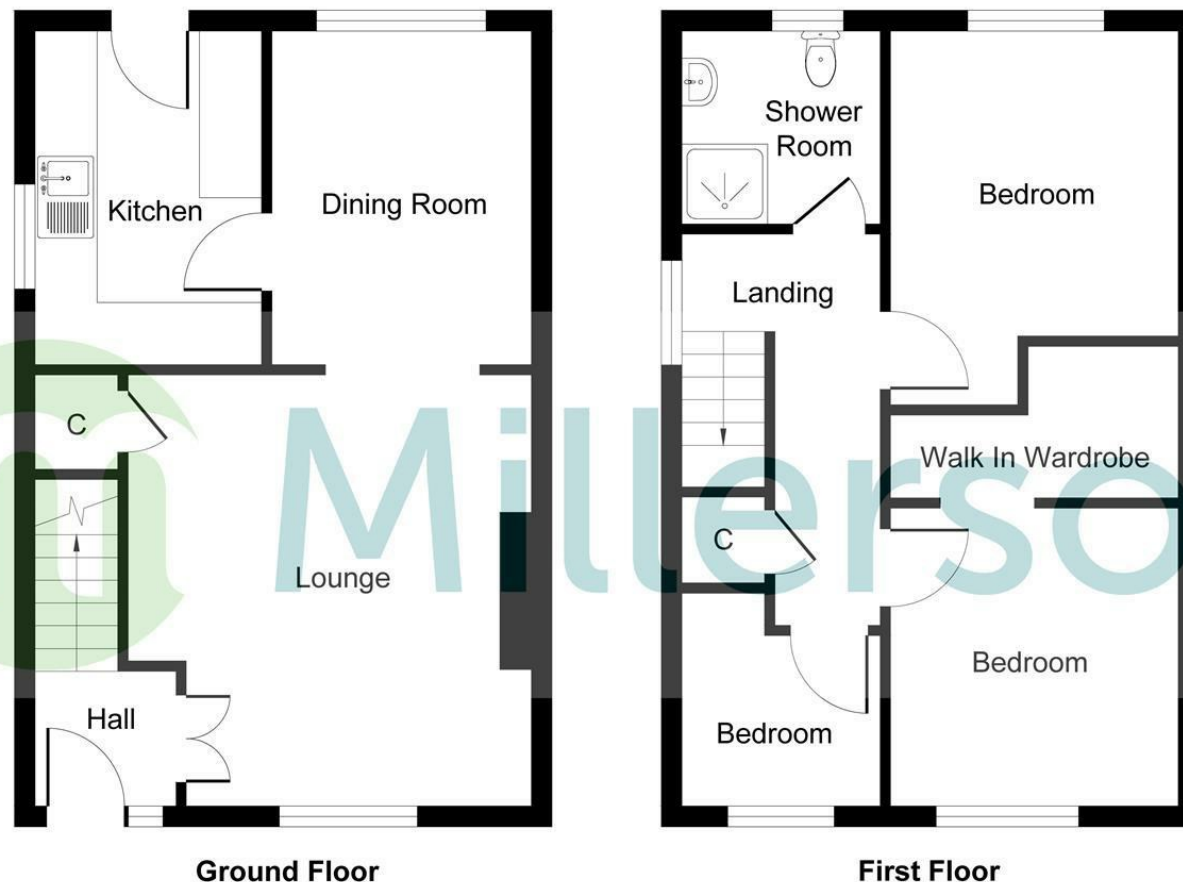
Coal mining area: No

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area
Manager Lizzie Collins
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