



Holmbush Road St. Austell PL25 3LP

Chain Free £175,000

- NO ONWARD CHAIN
- EXPANSIVE REAR GARDEN
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
 - PERFECT FIRST HOME
 - IDEAL INVESTMENT
- TWO DOUBLE BEDROOMS
- ON-STREET PARKING AVAILABLE CLOSE BY
- DOUBLE GLAZING THROUGHOUT
 - CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - A

Floor Area - 742.70 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to bring this well presented, two-bedroom, cottage to the market. Being situated within a stone's throw of St Austell's town centre, this property is perfect for those looking to take their first steps onto the property ladder.

Upon entering, you are greeted by a bright and airy entrance hallway with doors leading into an expansive kitchen/diner, bathroom and a spacious lounge, which features a beautiful fireplace which is complete with a full functioning log burner. On the first floor, the property showcases two double bedrooms and a generous storage room.

Externally, this property benefits from having an enclosed rear garden which is home to an array of mature foliage - this space is a true haven for all outdoor lovers, whether you envisage summer barbecues, delving into your favourite novel or even just taking a moment to unwind. Additional features include an outhouse, which is currently being utilised as a utility room and a stone-built log store.

This property is connected to mains water, electricity, gas and drainage. It also falls within Council Tax Band A. Viewings are highly recommended to appreciate all this cottage 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

Wooden door. Coir flooring. Door leading into

LOUNGE

12'3" x 11'6" (3.75m x 3.51m)

Exposed beams. Double glazed window to the front aspect. Feature stone fireplace with slate hearth and fully functional log burner. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

KITCHEN/DINER

20'5" x 11'2" (6.23m x 3.41m)

Skimmed ceiling. Exposed beams. Dual aspect double glazed windows. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Stainless steel sink basin with additional drainage board. Integrated oven with an electric four ring hob and extractor hood over. Space for a fridge/freezer. Under-stairs storage cupboards. Radiator. Multiple plug sockets. Skirting. Laminate flooring.

BATHROOM

8'6" x 6'11" (2.60m x 2.13m)

Skimmed ceiling. Frosted double glazed window to the rear aspect. Built-in storage cupboard. Splash-back tiling. Mains fed waterfall shower over the bath. Wash basin. Radiator. W.C. Tiled flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Consumer unit. Skirting. Carpeted flooring. Doors leading into:

BEDROOM ONE

12'4" x 11'4" (3.78m x 3.47m)

Double glazed window to the front aspect. Built-in wardrobe space. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.



STORAGE ROOM

7'11" x 6'0" (2.42m x 1.83m)

Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

12'4" x 8'7" (3.77m x 2.64m)

Skimmed ceiling. Access into a partially boarded loft space. Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

GARDEN

Externally, this property benefits from having an enclosed rear garden which is home to an array of mature foliage - this space is a true haven for all outdoor lovers, whether you envisage summer barbecues, delving into your favourite novel or even just taking a moment to unwind.

EXTERNAL UTILITY ROOM

7'7" x 5'8" (2.32m x 1.74m)

Ideal gas combination boiler. Space for a washing machine and tumble dryer. Multiple plug sockets.

WOOD STORE

5'4" x 4'0" (1.64m x 1.23m)

PARKING

This property is within walking distance to plenty of on-street parking and permit car parks.

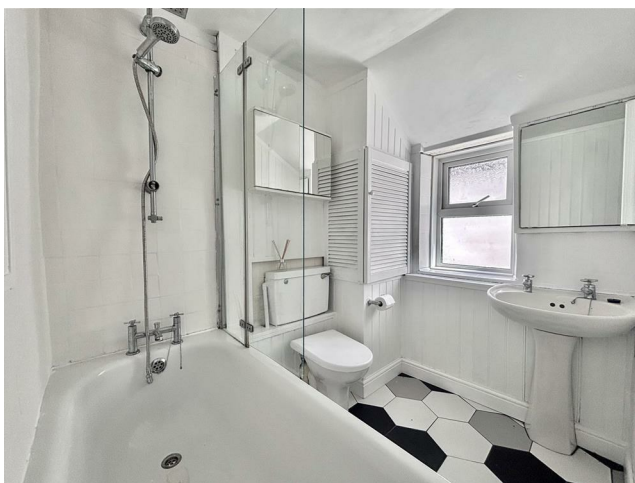
SERVICES

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

MATERIAL INFORMATION

Verified Material Information

Council tax band: A

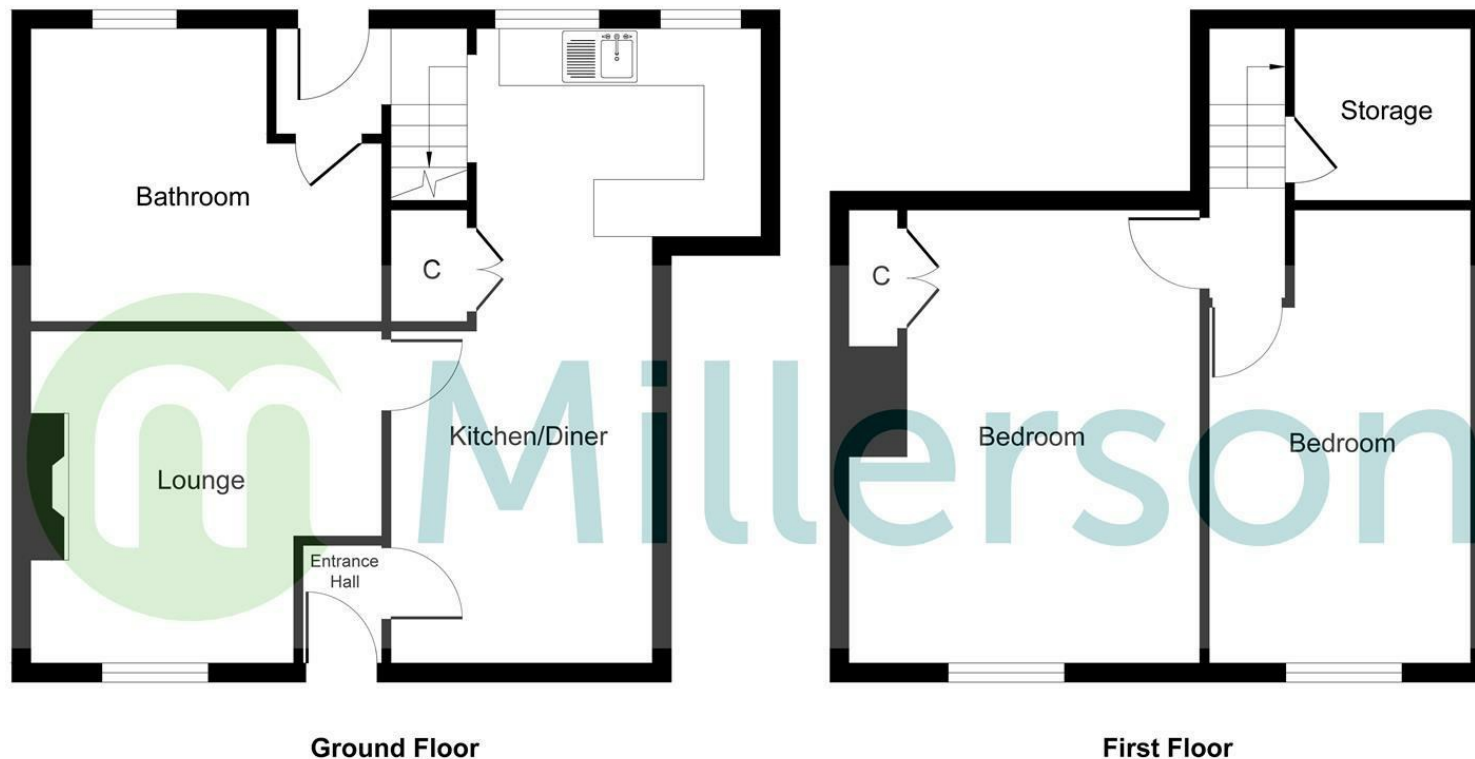




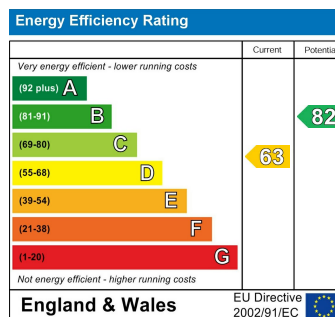
Holmbush Road, St. Austell, PL25 3LP

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: Double glazing and Wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good
Parking: 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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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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