

camel H O M E S

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Perranporth

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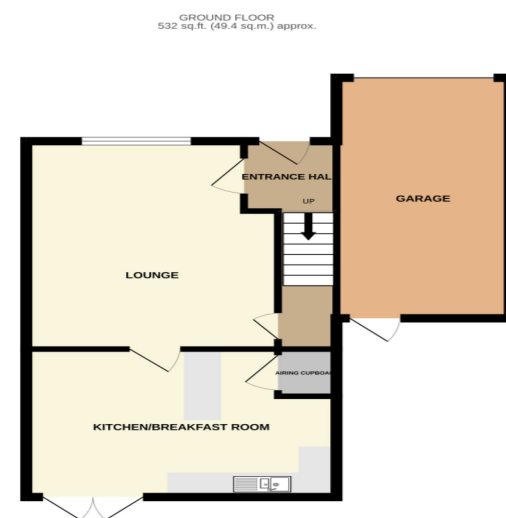
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Directions:-
Sat Nav: PL25 4TW

what3words: ///gearbox.shrimps.snippets

For further help with directions, please contact Camel Homes.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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33 Polmarth Close
St Austell, PL25 4TW

Freehold

£309,950





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St Austell, PL25 4TW



PROPERTY DESCRIPTION & SURROUNDING AREA

Located at the head of this quiet cul-de-sac, you will find this three-bedroom, detached family home with a garage, driveway parking, and most notably, large rear and side gardens. Subject to gaining the relevant planning permissions, these gardens would be ripe for extension.

The property currently offers accommodation that comprises a lounge/diner with a wood burner, a kitchen/diner/breakfast room with French doors leading out to the gardens, three bedrooms, and a shower room. All the rooms benefit from double glazing, and the property's heating is provided by mains gas.

As mentioned, the property has spacious gardens that wrap around two sides of the home, lending themselves to an extension either to the side or rear.

Polmarth Close is located in the Carclaze area of St Austell. Within a short distance, you can find a choice of supermarkets, schools, gyms, and sports facilities, public houses, hairdressers, butchers, and much more. A little further on, you can find St Austell Town center, St Austell Mainline train and bus station. Beaches can be found at Charlestown, Carlyon Bay, and Pentewan.

PROPERTY ACCOMMODATION

Principal accommodation comprises (all dimensions are approximate):-

Entrance Hall
5'1" x 4'6"

Living Room/Diner
14'6" x 12'5" narrowing to 10'9"

Kitchen/Diner
15'6" x 10'6"

Landing

Bedroom One
13'11" x 8'3"

Bedroom Two
11'3" x 8'5"

Bedroom Three
7'0" x 6'10"

Shower Room
6'10" x 5'7"

OUTSIDE OF THE PROPERTY

Garage and Parking
17'0" x 8'6"

The garage is in need of some work with regards to the up and over door.

Parking can be found in front of the garage on the driveway, for two cars.

Gardens

The gardens are mainly laid out to the rear and side of the property. They are laid to lawn with shrub beds around, garden shed and stream running along the base of the garden. From the patio area there is a pedestrian door leading into the garage.

- **DETACHED FAMILY HOME**
- **POSSIBILITY TO EXTEND**
- **IN NEED OF UPDATING**
- **GAS CENTRAL HEATING**
- **GOOD SIZED GARDENS TO REAR AND SIDE**
- **GARAGE AND DRIVEWAY PARKING**
- **CUL-DE-SAC LOCATION**
- **DOUBLE GLAZED**
- **CHAIN FREE**

PROPERTY INFORMATION

Age of Construction: 1980's (Assumed)
Construction Type: Block (Assumed)
Heating: Gas
Electrically Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: D
Tenure: Freehold

