

camel H O M E S

www.camelhomes.co.uk

9 St Pirans Road

Perranporth

Cornwall

TR6 0BH

Tel - 01872 571454

sales@camelhomes.co.uk



Directions:-
Sat Nav: PL25 4TW

what3words: ///gearbox.shrimps.snippets

For further help with directions, please contact Camel Homes.

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33 Polmarth Close
St Austell, PL25 4TW

Freehold

£260,000

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

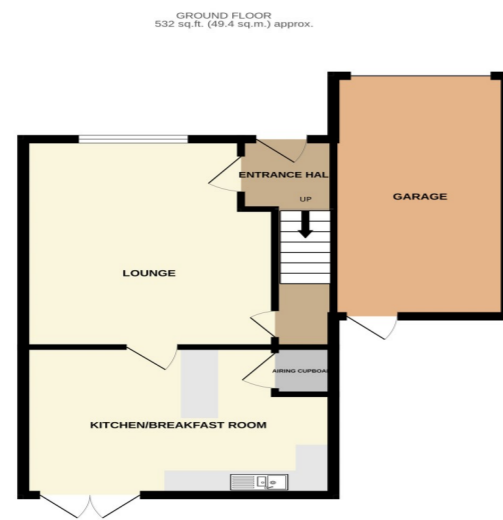
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

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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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Registered Office: 9 St Pirans Road, Perranporth, Cornwall, TR6 0BH.
Directors: Simon Dowling FRICS FNAEA and Thomas Dowling





33 Polmarth Close
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

