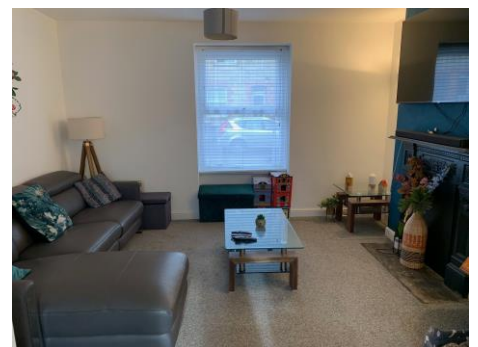
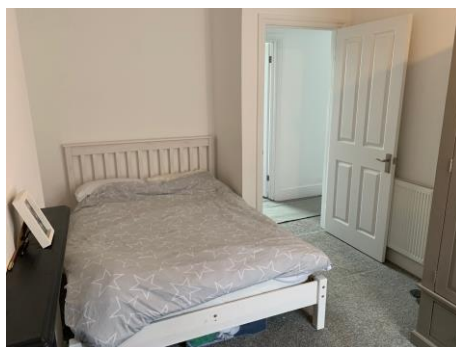


Burrows ESTATE AGENTS

16 Duke Street, St Austell, Cornwall. PL25 5PQ Telephone: 01726 77748 Fax: 01726 77749

Moorland Road, St. Austell, Cornwall, PL25 5BS



£222,500

- Mid-terraced 2 bedroom plus attic room house
- Situated within the heart of St Austell's main town centre
- Walking distance to local amenities
- Entrance porch, hallway, lounge/dining room, kitchen, 2 bedrooms
- 2 bedrooms, modern bathroom incorporating separate shower, further good sized loft room
- Gas central heating, double glazed
- Good sized patio and lawned garden
- Garage
- Off road parking

Within walking distance of St Austell's main town centre and amenities is this well presented two bedroom plus large loft room terraced house offering spacious family sized accommodation.

In brief, the accommodation comprises of entrance porch, hallway, lounge/dining room, kitchen, to the first floor are two bedrooms and a modern bathroom incorporating a separate shower cubicle. There is also a good sized loft room. The property also has double glazing and gas central heating.

Outside, the gardens are mainly to the rear where there is a good sized paved patio area and leading on to an expanse of lawn. At the rear of the garden is a good sized garage and parking space.

The property is positioned on Moorland Road which is in the heart of St Austell's main town centre and is within walking distance of a good range of amenities including supermarket, public house, local schooling and main high street shops within St Austell.

Accommodation

Front Entrance	Patterned glazed door to entrance porch.
Entrance Porch	Good immediate reception area with door to hallway.
Hallway	Turning staircase leading to first floor. Radiator and door to lounge/dining room which in turns leads through to kitchen.
Lounge/Diner	
Lounge	14' 0" x 10' 6" (4.26m x 3.20m) Including chimney breast housing feature Victorian style fireplace. Radiator and window to front. Large opening to dining room.
Dining Room	12' 10" x 9' 11" (3.91m x 3.02m) To face of chimney breast with recessed cupboards either side, one housing gas fired boiler. Good sized dining area being light and attractive via French doors to rear leading to rear garden. Door to understairs storage cupboard and door to kitchen.
Kitchen	13' 8" x 7' 1" (4.16m x 2.16m) Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit and gas hob, eye level oven, inset ceiling spotlights and window to rear and window to side. Door to side leading to garden. Space and plumbing for washing machine.
First Floor	
Landing	Doors off to both bedrooms and bathroom. Turning staircase leading to loft room. Window to rear at half landing.
Bedroom 2	10' 8" x 7' 10" (3.25m x 2.39m) Victorian style feature fireplace. Radiator and window to rear.
Bedroom 1	10' 8" x 9' 4" (3.25m x 2.84m) Plus recess. Victorian feature style fireplace, radiator and window to front.
Bathroom	10' 4" x 6' 4" (3.15m x 1.93m) Maximum. Plus shower cubicle recess and door to recessed cupboard. Fitted with a modern white suite comprising acrylic back double shower cubicle with glazed screen, vanity unit incorporating wash basin and concealed WC. Radiator and window to rear. Panelled bath with tiled splashback.
Loft Room	19' 7" x 17' 1" (5.96m x 5.20m) Maximum. Including staircase area and into limited head height recess. Good additional space which is currently used as a bedroom with two Velux windows to rear.
Outside	To the front there is a gated access with a pathway leading to front entrance and a paved patio area for bin store. The main garden is to the rear which has an immediate paved patio area and this leads on to a good expanse of lawn with pathway leading to garage.

Garage

14' 0" x 13' 7" (4.26m x 4.14m) Light and power connected. Pedestrian door to rear and window to rear. Roller door to front. To the front of the garage there is a parking space which can be accessed via driving through the Co-op supermarket car park.

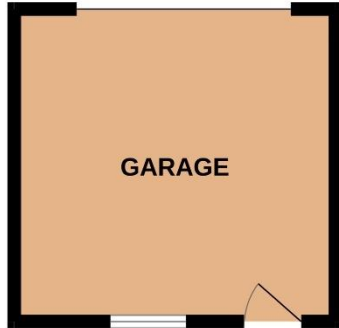
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band B correct as at February 2024

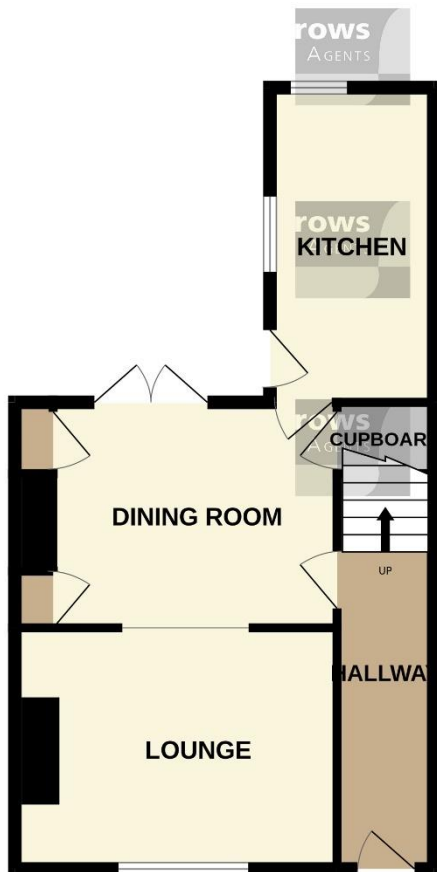
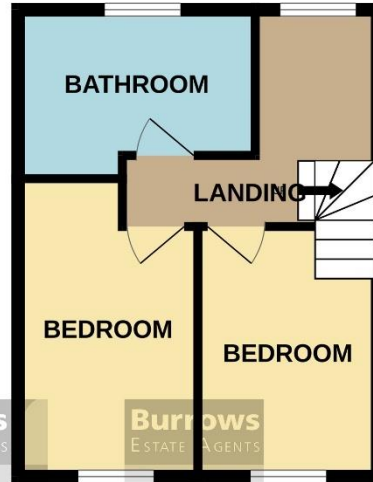
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

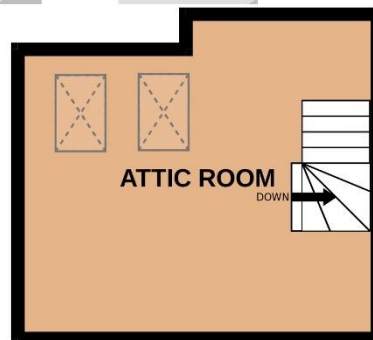
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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