

Burrows ESTATE AGENTS

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Montana Villas, Scredda, St Austell, Cornwall, PL25 5RY



£260,000

- **Appealing 3 bedroom mid terraced older style house**
- **Located on the outskirts of St Austell town centre within a rural location**
- **Extended accommodation of surprising proportion**
- **Lounge, Separate dining room, Fitted kitchen plus Utility room**
- **3 Bedrooms, Large well fitted bathroom incorporating shower cubicle**
- **UPVC double glazing and Gas (LPG) fired central heating**
- **Generous enclosed gardens to the rear**
- **Garden to the front**
- **Parking/hardstanding for 2/3 vehicles**

This is a surprisingly spacious 3 bedroom older style house offering well proportioned family sized accommodation, good sized garden and parking.

The accommodation in brief comprises of entrance hall, lounge with wood burner, French doors opening to dining room, French doors opening to utility room/WC and kitchen. To the first floor are 3 bedrooms, the front 2 bedrooms enjoy a distant countryside and coastal view and family bathroom incorporating separate shower cubicle. The property also has double glazing and LPG gas central heating.

The gardens to the rear are another surprising feature, being of good proportions, well enclosed and secluded. There is a parking hardstanding area close by which provides parking for one/two vehicles, along with private parking for one car at the front of the property.

This property provides a practical and interesting alternative to a more modern house/setting and appointments to appraise are advised.

Accommodation

Front Entrance	Part patterned glazed front entrance door to entrance vestibule.
Entrance Vestibule	Part patterned glazed hard wood door to hallway.
Hallway	Good immediate reception area. Radiator. Staircase to the first floor with attractive handrail balustrade and two enclosed cupboards under, both having an electric light. Doors leading off to lounge, dining room and kitchen. Laminate laid flooring.
Lounge	12' 10" x 11' 0" (3.91m x 3.35m) Fitted wood burner with antique style timber mantle surround. Picture rail and dado rail decoration. Window to the front. Radiator. TV aerial socket. Double small panel glazed doors opening to dining room.
Dining Room	11' 0" x 9' 8" (3.35m x 2.95m) plus recessed display and storage cabinets to either side of fireplace with timber fireplace mantle surround housing "living flame" LPG gas fire. Two wall light points. Glazed door to hallway. Open walk through to utility.
Utility	9' 8" x 6' 0" (2.95m x 1.83m) This room provides a useful utility area or could be utilised as additional sitting/garden room. Ceramic tiled flooring. Radiator. Door and full height window enjoying rear garden outlook. Door to kitchen. Door to cloakroom.
Cloakroom	Close coupled WC. Wash hand basin. Extractor fan.
Kitchen	9' 8" x 7' 2" (2.95m x 2.18m) Fitted with a good range of white fronted base and wall units with wood working surface over, incorporating inset sink unit, stainless steel finished eye level double electric oven, four burner hob with hood over. Integrated refrigerator and integrated freezer. Telephone socket. Ladder style radiator. Window to the rear enjoying garden outlook.
First Floor Landing	Timber balustrade to staircase reveal. Access hatch to roof space. Doors off to all three bedrooms and bathroom. Double doors to cupboard and cold air circulation filter.
Loft	Extendible loft ladder fitted and fully boarded out for storage.

Bedroom 1

12' 3" x 10' 0" (3.73m x 3.05m) Old cast fireplace setting. Window to the front commanding distant coastal and headland views. Radiator.



Bedroom 2

11' 6" x 9' 8" (max) (3.51m x 2.95m) including full width built in mirror fronted wardrobe range which incorporates combination gas fired boiler. Window to the rear. Radiator.

Bedroom 3

8' 8" x 6' 5" (2.64m x 1.96m) Window to the front commanding distant coastal and headland views. Radiator.

Bathroom

9' 4" x 6' 10" (2.84m x 2.08m) White suite comprising bath with tiled surround, fully tiled shower cubicle with glazed shower screen, pedestal wash hand basin and close coupled WC. Half wall tiling. Radiator. Two wall light points. Extractor. Timber laminate flooring. Patterned glazed window to the rear.

Outside

Main gardens extend to the rear. To the front is a walled garden with patio and shrub beds, gate and pathway to the front entrance. On street parking adjacent to the front boundary wall. The rear gardens are of good proportions and are well enclosed providing immediate paved patio, garden tap and storage locker. The garden continues with an expanse of lawn with shrub borders, onto a raised patio and decking area, the whole being well enclosed with timber fencing and hedging to boundaries. A gate and pathway leads to the rear storage area with pathway which is shared with immediate neighbour along the terrace and leads to the parking hardstanding facility close by. Block built store with power connected. Garden tap. Storage area for LPG cylinders.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	34 F	
1-20	G		

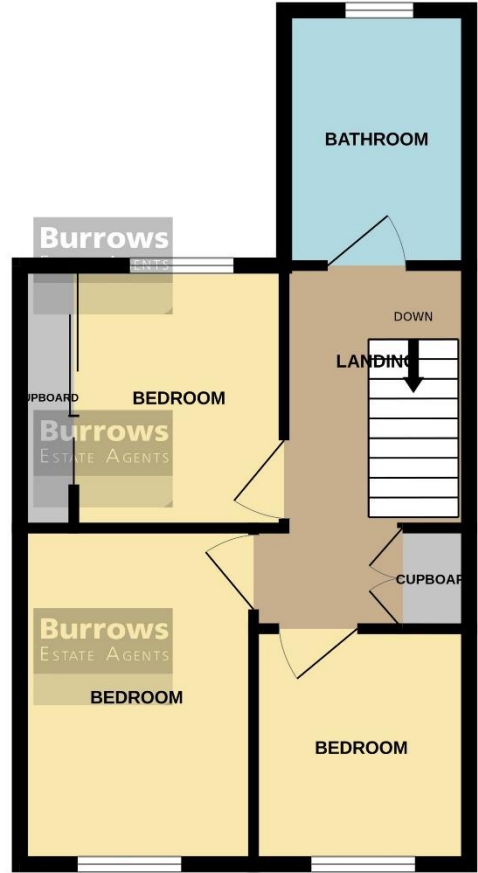
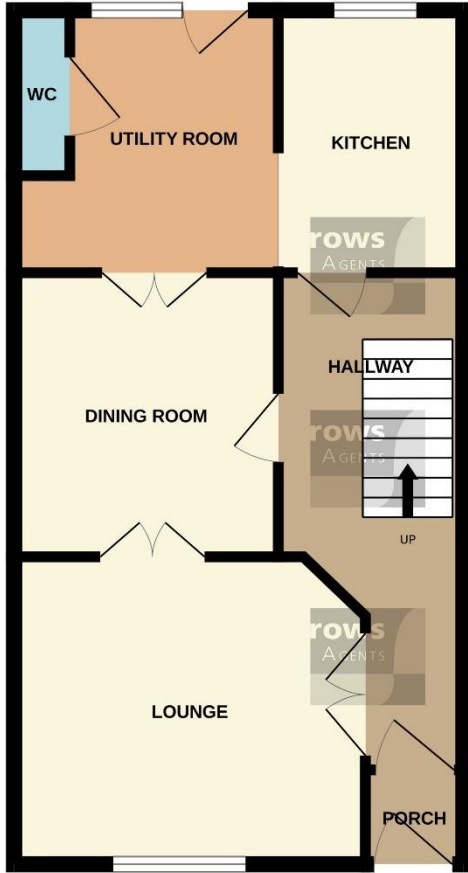
Council Tax Band B correct as at June 2024

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



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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