

Burrows ESTATE AGENTS

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Lower Woodside, St. Austell, Cornwall, PL25 5EQ



£249,950

- Terraced 3 bedroom house
- Situated within popular residential development on popular Western side of St Austell
- Modern spacious accommodation throughout
- Entrance porch, spacious lounge, modern kitchen/dining room, 3 bedrooms, bathroom
- Double glazed, oil fired central heating
- Countryside views to front
- Gravelled front garden, paved and lawned garden to rear
- Garage

This is a beautifully presented 3 bedroom terraced house situated in a popular residential development on the Western side of St Austell, benefitting from oil fired central heating, spacious accommodation and a cul-de-sac setting enjoying distant countryside views.

In brief the accommodation comprises of entrance porch, spacious lounge, kitchen/dining room with patio doors opening to garden. To the first floor there are 3 bedrooms and bathroom. The property also has double glazing and oil fired central heating.

As mentioned, this property is located in a cul-de-sac setting and has a gravelled low maintenance front garden. The garden to the rear has a paved patio with sleeper borders and steps leading up to a good expanse of lawn which gains access to the garage. To the front this property enjoys elevated views of countryside and the viaduct.

Accommodation

Front Entrance	Door to entrance porch.
Entrance Porch	5' 9" x 3' 8" (1.75m x 1.12m) Good immediate reception area with wood flooring, window to front and door to lounge.
Lounge	17' 0" x 14' 0" (5.18m x 4.26m) Including staircase to first floor. Spacious living room with large picture window to front enjoying distance countryside views. Wood flooring, TV aerial point and door to kitchen/dining room.
Kitchen/Dining Room	17' 0" x 9' 7" (5.18m x 2.92m) Fitted with a modern range of white fronted base and wall units providing cupboard and drawer storage, wood effect working surface over with inset sink unit and matching splashback, cooker space, space and plumbing for dishwasher and further appliance space, space and plumbing for washing machine. Tiled flooring, contemporary full height radiator. Patio doors to rear and window to rear.
First Floor	
Landing	Spacious landing with access hatch to roof space and door to recessed cupboard. Doors off to all 3 bedrooms and bathroom.
Bathroom	7' 0" x 6' 0" (2.13m x 1.83m) Fitted with a white suite comprising panelled bath, close coupled WC and pedestal wash hand basin. Tiled floor, inset ceiling spotlights and towel radiator. Patterned glazed window to rear.
Bedroom 1	12' 0" x 9' 7" (3.65m x 2.92m) Plus sliding mirror fronted doors to recessed wardrobe. Radiator and window to front enjoying distant countryside and views of the viaduct.
Bedroom 2	10' 5" x 9' 6" (3.17m x 2.89m) Radiator and window to rear.
Bedroom 3	7' 0" x 7' 10" (2.13m x 2.39m) Radiator and window to front again enjoying distant countryside and views of the viaduct.
Outside	The property is set within a terrace of properties and has pedestrian access leading to it's front entrance where the front garden is fenced with gate and pathway to front entrance. Laid to gravel for ease of maintenance. The main garden is to the rear where there is a delightful paved patio area with timber sleeper borders and steps leading up to a good expanse of lawn with pathway leading to garage, oil tank and oil fired boiler. Outside tap and outside power point. The whole is enclosed with timber fencing to boundaries and pedestrian gate to side providing rear access into the garden.
Garage	16' 0" x 8' 3" (4.87m x 2.51m) Light and power connected. Pedestrian door to rear and metal up and over door to front.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	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.

1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.

GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.2 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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