

Burrows ESTATE AGENTS

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

Gwithian Road, St. Austell, Cornwall, PL25 3QL



£175,000

- Terraced 2 bedroom coach house
- Situated within popular residential development in St Austell
- Available with no ongoing chain
- Entrance hall, converted garage to provide store/hobbies room, lounge through kitchen
- 2 bedrooms, master with fitted wardrobe, bathroom
- Double glazed, gas central heating
- Timber decked garden to rear

This is a terraced 2 bedroom coach house style apartment, situated in a popular residential development in St Austell offering a great opportunity as a first time buy or a buy to let investment.

The accommodation in brief comprises of entrance hall, former garage could easily be reinstated but is now converted to a store room and hobbies room with a door leading out to the timber decked rear garden. To the first floor is the living room through kitchen, 2 bedrooms, the master with fitted wardrobes, bathroom. The property also has double glazing and gas fired central heating.

Combining this property's location, accommodation and price it is anticipated to appeal to a good number of people including first time buyers and buy to let investors.

Accommodation

Front Entrance	Patterned glazed door to entrance hall.
Entrance Hall	Good immediate reception area with staircase leading to first floor accommodation, door to former integral garage which now provides store room and reception room.
Store Room	8' 3" x 4' 5" (2.51m x 1.35m) Useful area with door into extra reception room.
Hobbies Room	13' 0" x 8' 0" (3.96m x 2.44m) Timber laminate laid flooring, door to understairs storage cupboard and door to rear leading to garden.
First Floor	
Landing	Door to both bedrooms and bathroom, door to lounge through kitchen. Radiator and velux window.
Lounge Through Kitchen	
Lounge	13' 10" x 10' 9" (4.21m x 3.27m) Good sized living room, 2 radiators, TV aerial point, window to front and opening to kitchen.
Kitchen	8' 6" x 6' 6" (2.59m x 1.98m) Fitted with a cream fronted range of base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit with part-tiled walling adjacent. Fitted oven and gas hob with hood over, with space and plumbing for a washing machine and space for a fridge/freezer. Wall mounted gas fired boiler and window to front.
Bedroom 1	10' 4" x 8' 10" (3.15m x 2.69m) Plus door to cupboard over staircase bulkhead and double doors to built-in wardrobe. Window to front.
Bedroom 2	8' 10" x 6' 6" (2.69m x 1.98m) TV aerial point, radiator and velux window.
Bathroom	5' 7" x 7' 0" (1.70m x 2.13m) Fitted with a white suite comprising panelled bath with Mira electric shower, pedestal wash hand basin and close coupled WC. Fully tiled around bath area, shaver socket, radiator and velux window.
Outside	There are steps leading up to the front entrance, side passageway under the coach house which leads to a timber gate and the property's rear garden which is laid to timber decking with timber fencing to boundaries.

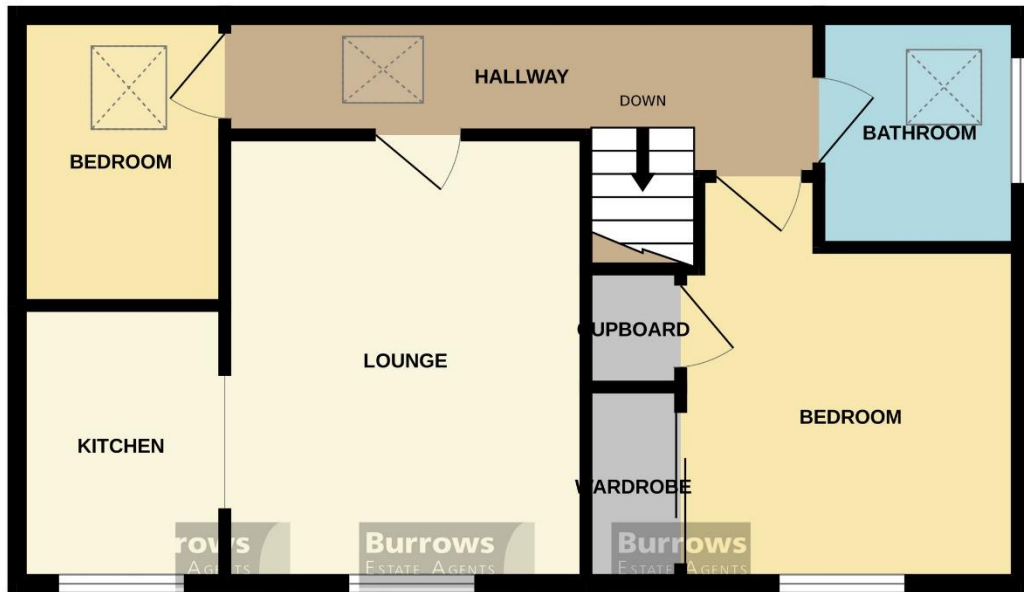
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band A correct as at June 2024

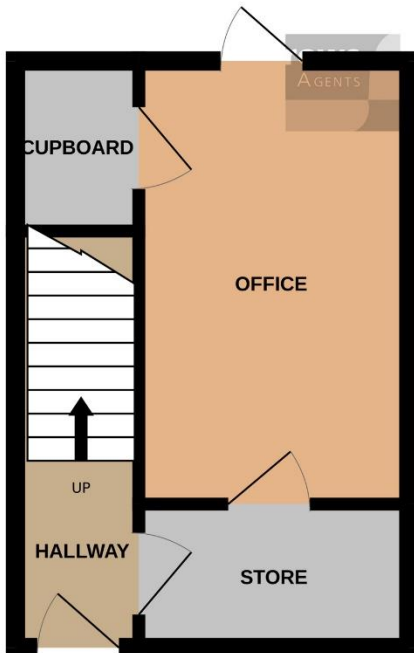
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

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



GROUND 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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