

## Southside Cottage Porthmeor Road, St. Austell, P25 3LS



**£350,000**

- A delightful 3 bedroom semi-detached cottage re-built in the 1990's
- Modern cavity wall construction and insulation, further extended by the current owners
- Available with vacant possession, no ongoing chain
- Established non-estate cul-de-sac setting
- Situated 1/2 mile to Charlestown harbour, and within Holmbush close to local amenities
- Entrance porch, hallway, lounge, kitchen/dining room, utility room, shower room
- 3 Bedrooms, bathroom
- Double glazed, gas fired central heating
- Gravelled driveway/hardstanding parking, good sized garage (irregular shaped)
- Lawned garden to front, courtyard and terraced garden to rear

This is a delightful 3 bedroom semi-detached cottage style house situated within a cul-de-sac setting within walking distance to the local amenities, offering spacious accommodation, enclosed garden and ample parking.

In brief the accommodation comprises of entrance porch, hallway, lounge, kitchen/dining room, utility room and shower room. To the first floor there are 3 bedrooms the master with French doors opening to a timber decked area.

Outside the property is situated at the end of a cul-de-sac, it enjoys ample parking, a good sized lawn and shrub front garden which has a South Westerly facing aspect, garage and courtyard with raised terraced garden to rear.

Located within the Holmbush area the property has easy access to the main A390 and is only a short walking distance of the Holmbush precinct where there are a good range of local amenities, bus stop, Tesco supermarket and also within walking distance of the historic port of Charlestown where there are a further range of pubs and restaurants along with local schooling.

## Accommodation

<b>Front Entrance</b>	Door to entrance porch.
<b>Entrance Porch</b>	5' 10" x 5' 0" (1.78m x 1.52m) Good immediate reception area with tiled flooring. Windows to front and side enjoying garden outlook and door to hallway.
<b>Hallway</b>	Staircase to first floor, door to lounge and door to kitchen/dining room which in turn leads through to utility and shower room.
<b>Lounge</b>	14' 0" x 9' 8" (4.26m x 2.94m) Beamed ceiling features, open fire, window to front and rear and central heating radiators.
<b>Kitchen/Dining Room</b>	15' 3" x 12' 6" (4.64m x 3.81m) Plus door to understairs storage cupboard/pantry. Beamed ceiling features, 2 windows to front, tiled flooring, fitted oven, hob, dishwasher plus a range of base and wall units with cupboard and drawer storage, working surface over housing inset sink unit and part-tiled walling adjacent including fridge/freezer. 2 radiators. Door to utility room.
<b>Utility Room</b>	10' 2" x 7' 7" (3.10m x 2.31m) Fitted base units with working surface over and inset sink unit, part-tiled walling adjacent. Extractor fan and inset ceiling spotlights. Included in sale washing machine and tumble dryer. Tiled flooring, door to shower room and door and window to side leading to courtyard.
<b>Shower Room</b>	7' 6" x 5' 0" (2.28m x 1.52m) Fitted with a white suite comprising shower cubicle, pedestal wash hand basin and close coupled WC. Fully tiled walls and floor, extractor fan and inset ceiling spotlights.
<b>First Floor</b>	
<b>Landing</b>	Doors off to all 3 bedrooms and bathroom.

## Bedroom 1

15' 1" x 7' 7" (4.59m x 2.31m) French doors to rear opening to timber decked area. Radiator, Velux window and wash basin with vanity unit under and tiled splashback.



## Bedroom 2

14' 2" x 9' 8" (4.31m x 2.94m) Including built-in wardrobe. Radiator and window to front.



## Bedroom 3

12' 0" x 9' 5" (3.65m x 2.87m) Including built-in wardrobe. Radiator and window to front.



## Bathroom

9' 6" x 5' 5" (2.89m x 1.65m) Plus door to cupboard over staircase housing gas fired boiler. White suite comprising panelled bath, pedestal wash hand basin and close coupled WC. Extractor fan and access hatch to roof space. Patterned glazed window to front.

## Outside

The property is positioned at the end of a cul-de-sac where there is a 5 bar gate leading to the gravelled driveway/hardstanding parking, pathway to front entrance. The main garden is to the front which enjoys a South Westerly facing aspect with mature shrubs and hedging and a good expanse of lawn.



## Garage

21' 3" x 15' 3" (6.47m x 4.64m) Narrowing to 5'10" (1.78m) including chimney breast. Irregular shaped garage with metal up and over door. Light and power connected and garden tap. Pedestrian door to rear leading to rear courtyard.

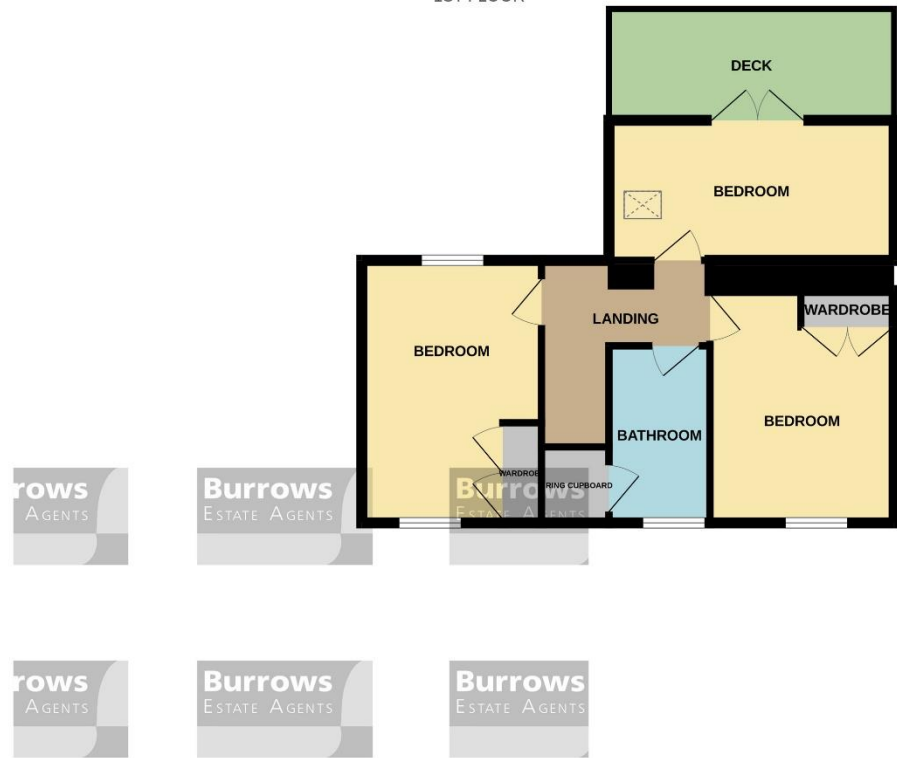
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band B correct as at June 2024

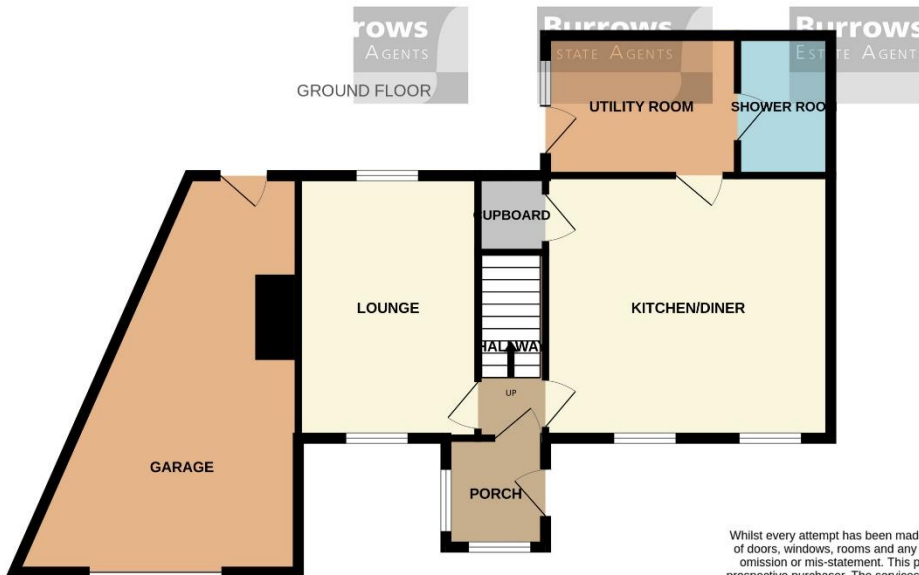
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

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



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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