

# Burrows ESTATE AGENTS

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## Holmbush Road, St Austell, Cornwall, PL25 3LP



**£220,000**

- Available with vacant possession, no ongoing chain
- Modern 3 bedroom semi detached house
- Reversed accommodation
- Entrance hall, 2 bedrooms, bathroom
- First floor kitchen/dining room, lounge with balcony, bedroom
- Double glazed, gas fired central heating
- Good sized tiered garden to rear, driveway/hard standing parking for 2 vehicles to front
- Conveniently located with walking distance of amenities
- Close to Charlestown and Carlyon Bay

Available with vacant possession, no ongoing chain and located within walking distance to local amenities is this well presented 3 bedroom reversed accommodation house.

The property provides surprisingly spacious accommodation with entrance hall, 2 ground floor bedrooms and recently refitted bathroom. To the first floor there is a modernised kitchen/dining room, bedroom and lounge with sliding door opening to a balcony enjoying the rear garden outlook. The property also has double glazing and gas fired central heating.

The property is located fronting onto the main A390 and is conveniently positioned with walking distance of a supermarket, local Holmbush precinct, bus stop, schooling and the historic port of Charlestown also with walking distance of Carlyon Bay and coastal paths.

Outside there is a driveway/ hard standing parking for 2 vehicles, gravelled low maintenance front garden which could provide further parking. The main garden is to the rear being terraced and of good proportion.

## Accommodation

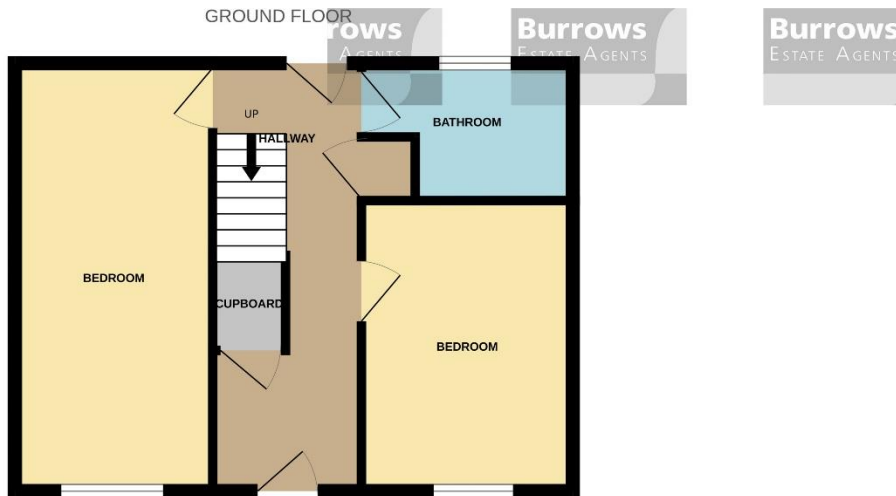
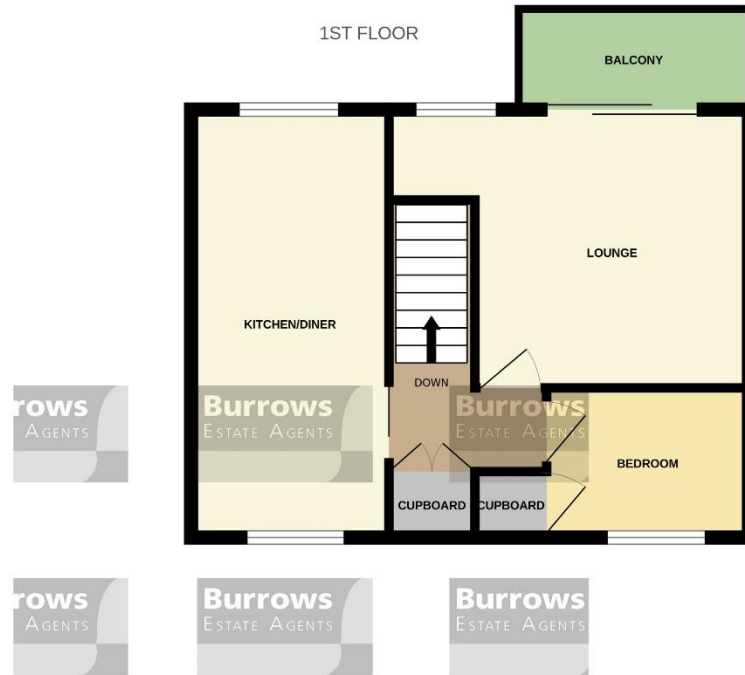
Front entrance	Patterned glazed door to hallway.
Hallway	Good immediate reception area with door to understairs storage cupboard. Radiator, doors to both bedrooms, bathroom and recessed storage cupboard. Part glazed door to rear leading to rear garden. Staircase to first floor.
Bedroom	11' 8" x 8' 9" (3.55m x 2.66m) Window to front. Radiator,
Bathroom	5' 8" x 6' 9" (1.73m x 2.06m) plus door recess. Recently refitted with a modern white suite comprising panelled bath, pedestal wash basin and close couple w.c. Fully tiled around bath area with part tiled walling adjacent. Towel radiator. Patterned glazed window to rear.
Bedroom	17' 9" x 8' 3" (5.41m x 2.51m) Window to front. Radiator.
First Floor	
Landing	Sliding door to kitchen/dining room, door to lounge, door to bedroom and double doors to recessed storage cupboard.
Kitchen/dining room	17' 9" x 8' 2" (5.41m x 2.49m) Fitted with a modern range of light grey front base and wall units providing cupboard and drawer storage, working surface over with part tiled walling adjacent. Cooker space, space and plumbing for washing machine, fridge/freezer space, concealed gas fired combination boiler. Windows to both front and rear and radiator.
Bedroom	8' 5" x 6' 2" (2.56m x 1.88m) plus door to recessed wardrobe. Radiator. Window to front.
Lounge	11' 2" x 12' 0" (3.40m x 3.65m) Radiator, TV aerial point. Window to rear and sliding patio door opening to balcony which has railings and enjoys the rear garden outlook.
Outside	To the front there is a tarmac driveway/hard standing parking for 2 vehicles. There is also a shared communal turning area for this property and the neighbouring property. Gravelled low maintenance garden leads to the front entrance which could provide further parking if required. Pathway to side leads to the rear. To the rear there is an outside tap. Steps lead up to a terraced gravelled garden for ease of maintenance which is of good proportion.

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

Council Tax Band B correct as 25 July 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.



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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