

35 CENTURY CLOSE



3



2



2

St Austell, PL25 3UY

Guide Price: £300,000



£300,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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This beautifully presented, three-bedroom, detached home is ideal for small families or anyone seeking a well-connected location close to local amenities.

Upon entering the property, you are greeted by a generously sized living room to your right. Adjacent, toward the rear of the home, lies a bright and functional kitchen/dining area. From here, double doors lead into a spacious conservatory—perfect for relaxing or entertaining. A conveniently located downstairs WC completes the ground floor.

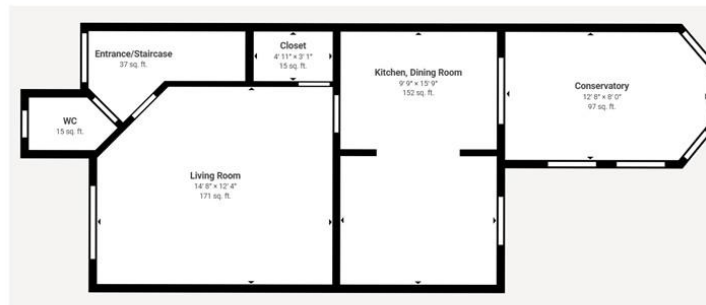
Upstairs, the property boasts two well-proportioned double bedrooms, one of which benefits from an en-suite shower room, along with a comfortable single bedroom. A sleek, modern family bathroom serves the upper level.

Externally, the home offers driveway parking for three to four vehicles and a detached garage, providing excellent utility for hobbies, workshop use, or a secure equipment storage.

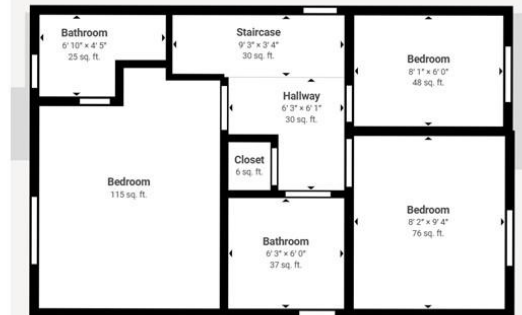
The rear garden is large and beautifully maintained, providing an ideal setting for outdoor gatherings or relaxing in the Cornish sunshine. It also features a fully insulated, purpose-built home office—perfect for remote working—as well as a charming summer house, adding both functionality and character to the outdoor space.



Ground Floor



First Floor



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KEY FEATURES

Two Double Bedrooms

One Single Bedroom

Stylish Family bathroom

Spacious Kitchen/ Dining Room

Large Conservatory

Living Room

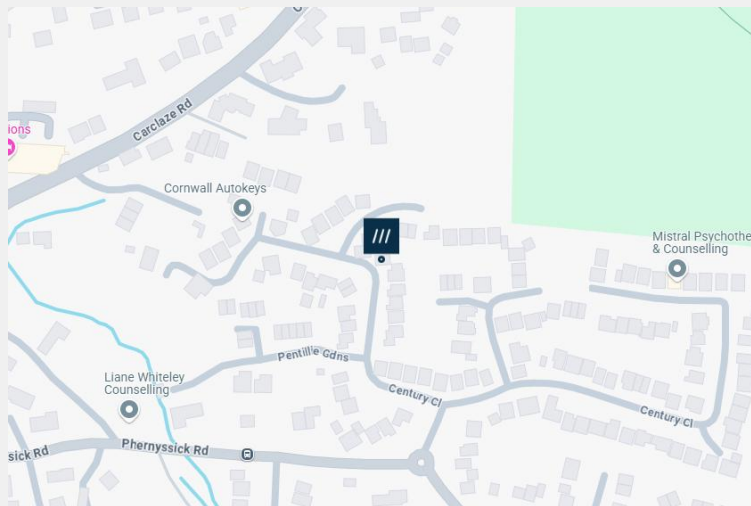
Well- Maintained Garden

Detached Garage

Driveway Parking for Multiple Vehicles

Purpose Built Home office

Charming Summer House



what3words: ///olive.shuffles.advancing



SERVICES:

Heating – Gas Central Heating

Water – Mains

Sewerage – Mains

SCHOOLS:

Carclaze Primary School

Poltair Secondary School

Penrice Academy

St Austell College

TRANSPORT LINKS:

Bus stop, within walking distance

St Austell Railway Station, just a short drive

EPC

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: C

TENURE: Freehold

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