



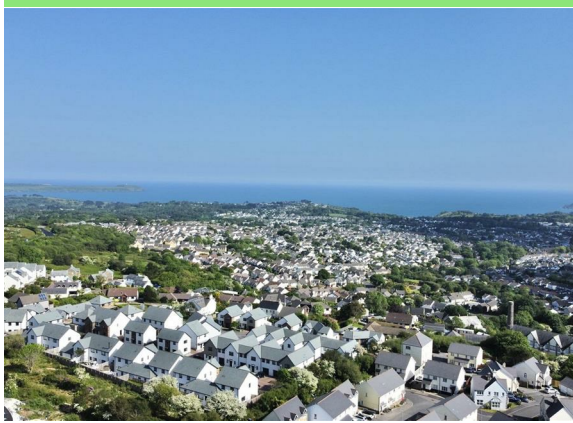
Gwithian Road

St. Austell

PL25 3QL

Offers In Excess Of
£170,000

- NO ONWARD CHAIN
- SEA VIEWS
- OFF ROAD PARKING PLUS GARAGE
- ENCLOSED GARDEN
- TWO WELL-PROPORTIONED BEDROOMS
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PERFECT FIRST HOME
- POPULAR RESIDENTIAL LOCATION
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 559.72 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this spacious, two-bedroom, coach house to the market. Sitting in an elevated position, this property captures stunning panoramic views across the bay, which can be enjoyed from various vantage points around the home.

Upon entering, you are greeted by a light and airy entrance hallway with stairs leading up to a spacious lounge/diner – perfect for entertaining guests or simply relaxing after a long day. The well-equipped kitchen is the ideal environment for those culinary enthusiasts amongst us, making meal preparation a pleasure. This property also showcases two, well-proportioned, bedrooms and a bathroom.

Externally, this property has an enclosed, hardstanding, rear garden which benefits from having a raised decking area, perfect for summer social gatherings, delving into your favourite novel or simply soaking up the Cornish sunshine.

The property is connected to mains water, electricity, gas and drainage. It also falls within Council Tax Band A. Viewings are highly recommended to appreciate all this home has to offer.

LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including *The Eagle Has Landed*, *Mansfield Park* and *Poldark*, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

uPVC double glazed door. Skimmed ceiling. Consumer unit. Radiator. Stairs leading to:

LOUNGE/DINER

17'8" x 10'9" (5.40m x 3.28m)

Skimmed ceiling. Dual aspect double glazed windows. Two radiators. Television point. Telephone point. Multiple plug sockets. Skirting. Carpeted flooring

KITCHEN

8'6" x 6'5" (2.60m x 1.98m)

Skimmed ceiling. Smoke alarm. Double glazed window to the rear aspect. A range of wall and base fitted storage cupboards and drawers. Combination boiler. Splash-back tiling. Integrated fan oven with four ring gas hob and extract hood over. Stainless steel wash basin with additional drainage board. Space for a washing machine, fridge and freezer. Multiple plug socket. Skirting. Vinyl flooring.

BEDROOM ONE

12'4" x 10'4" (3.78m x 3.15m)

Skimmed ceiling. Access into a partial boarded loft space. Double glazed window to the front aspect. Built-in storage cupboard. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

6'11" x 5'8" (2.13m x 1.74m)

Skimmed ceiling. Extractor fan. Frosted double glazed window to the rear aspect. Ceramic splash-back panelling. Electric shower over the bath. Shaver point. Wash basin. Heated towel rail. W.C. Skirting. Vinyl flooring.

BEDROOM TWO

8'10" x 6'5" (2.70m x 1.98m)

Skimmed ceiling. Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

GARAGE

18'6" x 8'3" (5.66m x 2.52m)

Skimmed ceiling. Metal up and over door. Built-in storage cupboard. Multiple plug sockets. Concrete flooring. Door leading out onto the garden.

GARDEN

Externally, this property has an enclosed, hardstanding, rear garden which benefits from having a raised decking area, perfect for summer social gatherings, delving into your favourite novel or simply soaking up the Cornish sunshine.

PARKING

This property has off road parking for two vehicles. On-street parking can be found in abundance close by.

SERVICES

This property is connected to mains water, electricity, drainage and water. It also falls under Council Tax Band A.

MATERIAL INFORMATION

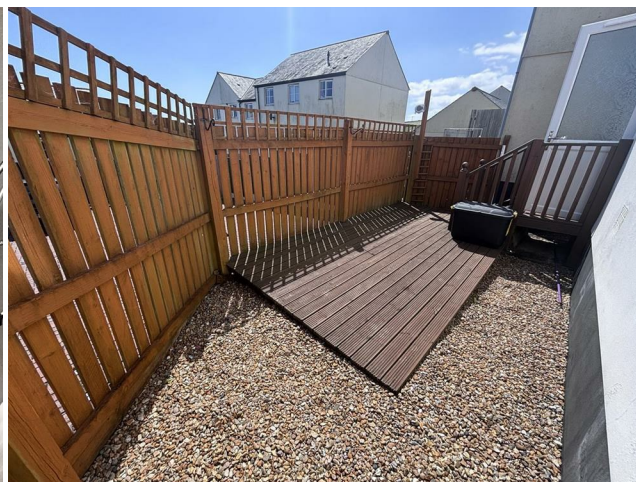
Verified Material Information

Council tax band: A

Tenure: Freehold



Property type: Coach House
 Property construction: Standard form
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: None
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great
 Parking: Garage and Driveway
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: C
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 The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Ground Floor

First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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