

Thornpark Road

St. Austell

PL25 4DP
Guide Price £166,000

- NO ONWARD CHAIN
- THREE WELL PROPORTIONED BEDROOMS
- PERFECT FIRST HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
- VERSATILE OUTBUILDING WITH POWER CONNECTED
- ENCLOSED REAR GARDEN
 - DOUBLE GLAZED THROUGHOUT
- SPACIOUS LOUNGE & KITCHEN/DINER
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 914.93 sq ft



PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to bring to the market this charming and well-proportioned three-bedroom end-of-terrace home, perfectly positioned within a short stroll of local amenities and convenient transport links. Offered with no onward chain, this property presents a superb opportunity for first-time buyers or those seeking a smooth and stress-free move.

The interior welcomes you with a light-filled entrance hallway, setting the scene for the bright and spacious accommodation that lies beyond. The ground floor features a generously sized living room, perfect for relaxing or entertaining, alongside a well-equipped kitchen/dining area that provides ample space for family meals and social gatherings. A convenient cloakroom completes the downstairs layout.

Upstairs, the first-floor hosts three well-proportioned bedrooms, each offering excellent natural light and comfortable living space. These are served by a modern family bathroom, thoughtfully designed with practicality in mind.

Outside, the property continues to impress with a private and enclosed rear garden, providing the perfect spot for outdoor dining, children's play or simply unwinding in the fresh air. A versatile outbuilding with power supply adds further value, ideal for use as a workshop, home office or hobby space. There is also a useful garden shed, offering additional storage.

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

LOCATION

Thornpark Road is situated just off of Tregonissey Road on the edge of St Austell Town Centre and so in turn is close to all the daily amenities you will require. Tesco Express is within walking distance and the town Centre which offers an extensive array of shops, restaurants, public houses, a cinema and leisure facilities is less than 1 mile away. St Austell College and Poltair Secondary School are also located close by and provide various educational resources for all. The town benefits from a mainline train station, linking Penzance to London Paddington. Access to the A30 is within a 20 minute drive and is the main route outside of Cornwall. The picturesque Georgian 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. It remains popular due to the fabulous setting and quality dining. The area is also home to the breath-taking Lost Gardens of Heligan and of course the world famous Eden Project.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE PORCH

Frosted uPVC double glazed door. Consumer unit. Gas meter. Door leading into:

ENTRANCE HALLWAY

Coving. Plug socket. Skirting. Exposed flooring. Doors leading into:

LOUNGE

17'6" x 10'4" (5.35m x 3.15m)

Smoke alarm. Dual aspect double glazed windows. Electric fire. Television point. Multiple plug sockets. Skirting. Laminate flooring.

KITCHEN/DINER

15'7" x 11'4" (4.76m x 3.47m)

Skimmed ceiling. Coving. Two double glazed windows to the rear aspect. A range of wall and base fitted storage cupboard and drawers. Space for an oven, fridge, freezer, washing machine and tumble dryer. Splash back tiling. Matte finished wash basin with drainage board. Multiple plug sockets. Skirting. Tiled flooring.

DOWNSTAIRS W.C.

5'9" x 2'6" (1.76m x 0.78m)

Coving. Frosted double glazed window to the rear aspect. Splash back tiling. Wash basin with storage cupboard underneath. W.C. Vinyl flooring.

BEDROOM ONE

14'6" x 8'6" (4.44m x 2.60m)

Coving. Smoke alarm. Double glazed window to the rear aspect. Fitted, full length wardrobes. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

10'8" x 10'8" (3.27m x 3.26m)

Coving. Smoke alarm. Two double glazed windows to the rear aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

6'11" x 6'8" (2.13m x 2.04m)

Frosted double glazed window to the front aspect. Splash back tiling. Electric shower over the bath. Bath basin. W.C. Skirting. Tiled flooring.

BEDROOM THREE

8'11" x 6'7" (2.72m x 2.03m)

Coving. Smoke alarm. Double glazed window to the rear aspect. Multiple plug sockets. Skirting. Carpeted flooring.



REAR STORM PORCH

6'9" x 3'4" (2.06m x 1.02m)

Lockable brick shed attached to rear storm porch.

OUTSIDE

OFFICE

11'4" x 9'2" (3.46m x 2.81m)

Skimmed ceiling. Smoke alarm. Dual aspect double glazed windows. Multiple plug sockets. Skirting. Carpeted flooring.

TIMBER STORAGE

9'3" x 7'5" (2.82m x 2.27m)

Double glazed window to the front aspect.

PARKING

There is no allocated parking however an abundance of on street parking can be found close by.

SERVICES

The property is connected to mains water, electricity, drainage, and gas, and falls within Council Tax Band B.

AGENTS NOTES

An EPC has been ordered and will be added to the advert upon receipt.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: No Certificate

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Communal and On Street

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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

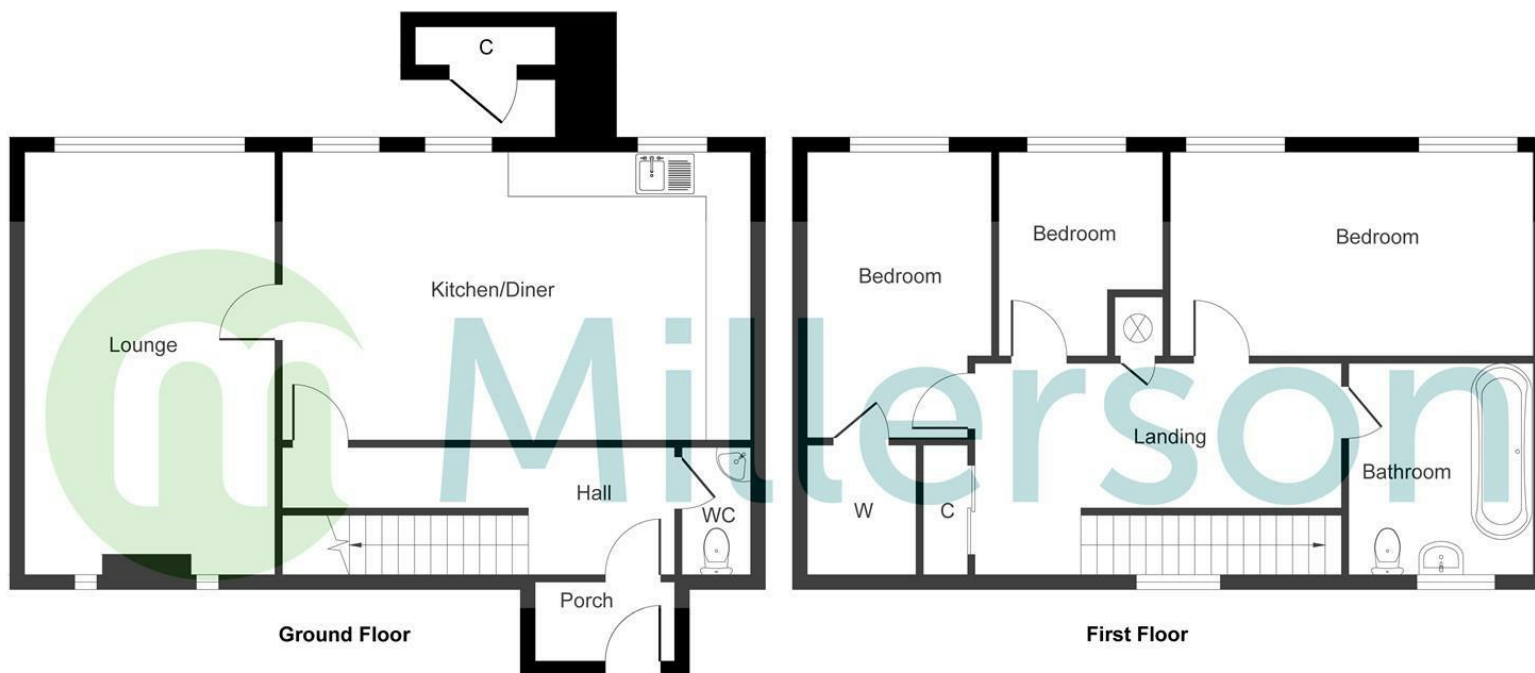
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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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
(55-68) D		
(39-54) E	50	
(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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