



Polkyth Road

St. Austell

PL25 4LP

Guide Price £240,000

- RECENTLY RENOVATED
- THREE GENEROUS BEDROOMS
- TWO WELL-APPOINTED BATHROOMS
- WORKSHOP/GARAGE
- PERFECT FIRST HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- DOUBLE GLAZING THROUGHOUT
- POPULAR RESIDENTIAL LOCATION
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 990.27 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are delighted to present this beautifully renovated, three-bedroom terraced home, located just a short walk from local amenities, reputable schools, and excellent transport links. This spacious property is the perfect opportunity for first-time buyers, growing families, or investors looking to expand their portfolio.

Step inside and you're welcomed by a bright and airy entrance hallway that sets the tone for the home's inviting interior. The expansive lounge is warm and welcoming, boasting a feature bay window that floods the space with natural light and a traditional open fireplace that creates the perfect focal point, ideal for evenings with family and friends.

The stylish and spacious kitchen/diner has been thoughtfully designed with both aesthetics and practicality in mind. It features an abundance of contemporary cabinetry, wood-effect worktops, integrated appliances, and ample room for a dining table. The rustic finish and wood accents give the room a charming, homely feel, perfect for entertaining or everyday family meals.

Also on the ground floor is a modern family bathroom, recently upgraded to include a luxurious stand-alone bath, sleek grey tiling, and dual aspect windows.

Upstairs, the home offers three well-proportioned bedrooms, all finished to a high standard with fresh neutral décor. The principal bedroom is spacious and complemented by an abundance of natural light. The second double bedroom offers plenty of space and offers built-in wardrobe space, while the third room would make a perfect child's room, home office, or guest bedroom. Completing the first floor is a separate shower room, finished with stylish tiling and a contemporary suite, perfect for busy family living.

Externally, this property benefits from a generously sized, enclosed rear garden, mostly laid to lawn; perfect for children, pets, or summer entertaining. There is also a detached garage/workshop, currently used as a hobby space and storage area.

The property is connected to mains water, electricity, gas and drainage. It also falls under Council Tax Band B. 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. Consumer Unit. Radiator. Vinyl flooring.

LOUNGE

13'8" x 12'1" (4.18m x 3.70m)

Double glazed bay window to the front aspect. Open fireplace. Two radiators. Multiple plug sockets. Television point. Skirting. Vinyl flooring.

KITCHEN/DINER

15'5" x 9'4" (4.70m x 2.85m)

Double glazed window to the rear aspect. A range of wall and base fitted soft close storage cupboards and drawers. Boiler. Integrated oven and four ring hob with extractor hood over. Splash-back tiling. Stainless steel sink basin with drainage board. Multiple plug sockets. Radiator. Skirting. Vinyl flooring.

INNER HALLWAY

6'2" x 3'11" (1.88m x 1.20m)

Skimmed ceiling. Built-in storage cupboard with plumbing for a washing machine. Skirting. Vinyl flooring. uPVC double glazed door leading out on the garden.

BATHROOM

7'10" x 7'7" (2.39m x 2.33m)

Skimmed ceiling. Dual aspect frosted double glazed windows. Ceramic splash back tiling throughout. Vanity wash basin with mixer tap and storage underneath. Beautiful bath with shower hose attached. Heated towel rail. W.C. Tiled flooring.

FIRST FLOOR LANDING

Access into partially boarded loft space. Skirting. Carpeted flooring. Doors leading into:

BEDROOM ONE

11'1" x 9'4" (3.39m x 2.85m)

Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

13'5" x 9'5" (4.10m x 2.89m)

Double glazed window to the front aspect. Full length, built-in wardrobe with sliding doors. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

SHOWER ROOM

7'2" x 6'4" (2.19m x 1.95m)

Frosted Double glazed window to the rear aspect. Splash back tiling.



Cubicle housing an electric shower. Wash basin with mixer tap. Heated towel rail. W.C. Vinyl flooring.

BEDROOM THREE

8'2" x 6'7" (2.49m x 2.02m) Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

EXTERNALLY

GARDEN

Externally, this property benefits from a generously sized, enclosed rear garden, mostly laid to lawn; perfect for children, pets, or summer entertaining.

PARKING

There is a detached garage/workshop, currently used as a hobby space and storage area. An abundance of on-street parking can also be found close by.

SERVICES

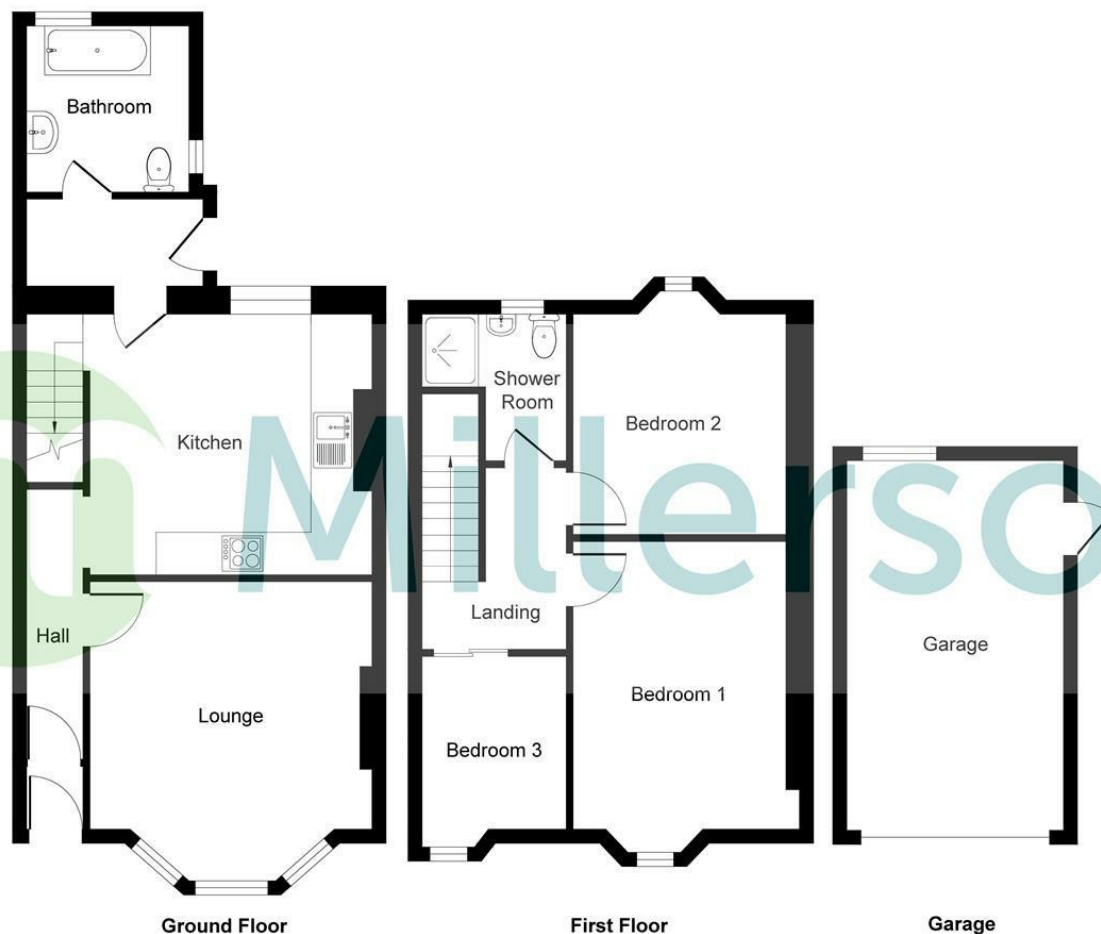
The property is connected to mains water, electricity, gas and drainage. It also falls under Council Tax Band B.

MATERIAL INFORMATION

Verified Material Information
Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: C
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains

Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Garage
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: No
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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.





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		91
(81-91) B		
(69-80) C	74	
(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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