



Rescorla  
St. Austell  
PL26 8YT

Guide Price £180,000

- NO ONWARD CHAIN
- AMPLE OFF STREET PARKING
- THREE WELL PROPORTIONED BEDROOMS
- IDEAL FOR INVESTORS AND FIRST TIME BUYERS
- SET IN THE RURAL HAMLET OF RESCORLA
- SUBSTANTIAL REAR GARDEN
- MODERNISATION REQUIRED
- CONNECTED TO ALL MAINS SERVICES
- COUNCIL TAX BAND A
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 893.40 sq ft



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### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this spacious three bedroom semi detached property to the market. Located in the quiet hamlet of Rescorla and enjoying undisturbed Cornish countryside views, this property is not to be missed. In need of a complete renovation and modernisation throughout this home is ready for a new owner to put their own stamp on it. The accommodation briefly comprises of a bright and airy entrance hallway with kitchen, lounge, downstairs WC and rear porch on the ground floor, whilst upstairs there are three bedrooms and a family bathroom. Externally the rear garden is substantial in size. To the front ample, off street, driveway parking completes this home. The property falls within Council Tax Band A. Viewings are highly recommended to appreciate all that this home has to offer.

### LOCATION

Rescorla is a small, pretty hamlet convenient to the village of Penwithick which offers a range of local amenities including Post Office, fish and chip shop, convenience store and social club whilst also being only a short drive away to the primary school which is in the neighbouring village of Treverbyn. The local nearby clay trails provide great access for those who enjoy walking, running or cycling and provide a link to the world famous Eden Project. St Austell town centre, which is only 4 miles away, offers a more comprehensive range of facilities with a mainline railway station connecting Penzance to London Paddington plus a leisure centre, secondary schools, and various supermarkets and retail shops. Further afield lie the picturesque harbours of Charlestown and Mevagissey, the fabulous coastal walks of the Roseland Peninsula and the delightful Lost Gardens of Heligan.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

### GROUND FLOOR

#### ENTRANCE HALLWAY

Smoke sensor. Radiator. Electric meter. Under-stair storage. Skirting. Doors leading to:

#### LOUNGE/DINER

15'9" x 10'4" (4.82m x 3.15m)

Maximum measurements taken. Double glazed windows to the front and rear aspects. Radiator. Ample power sockets. Skirting. Carpet.

#### KITCHEN

13'7" x 9'5" (4.16m x 2.89m)

Two double glazed windows to the rear aspect and one double glazed frosted window to the side aspect. Extractor fan. Range of wall and base fitted units with roll edge worksurfaces with stainless steel sink with drainer. Space for a freestanding oven/grill, washing machine and

fridge/freezer, Airing cupboard housing hot water tank. Radiator. Ample power sockets. Vinyl flooring. Skirting. Door leading through to:

### REAR PROPERTY

5'9" x 4'1" (1.76m x 1.27m )

Radiator. Skirting. UPVC Double glazed frosted door leading to the rear garden and an internal door leading through to:

### DOWNSTAIRS W/C

4'7" x 4'3" (1.42 x 1.32m )

Double glazed frosted window to the rear aspect, W/C. Skirting,

### FIRST FLOOR

Landing - Double glazed window to the front aspect enjoying undisturbed, rural, countryside views. Smoke Sensor. Loft Access. Skirting. Doors leading to:

### BEDROOM ONE

16'0" x 11'0" (4.88m x 3.36m)

Maximum measurements taken. Double glazed windows to the front and rear aspect. Over the stair storage. Ample power sockets. Skirting. Carpet Flooring.

### BEDROOM TWO

9'11"x 6'7" (3.03x 2.01m)

Double glazed window to the rear aspect. Skirting. Carpeted Flooring.

### BEDROOM THREE

9'0" x 9'0" (2.75m x 2.76)

Double glazed window to the front aspect. Skirting. Carpeted Flooring.

### BATHROOM

6'7" x 4'5" (2.03m x 1.36m )

Double glazed frosted window to the rear aspect. Extractor fan. Partially tiled throughout. Bath with shower over. W/C with push flush. Wash basin. Vinyl flooring. Skirting.

### EXTERNALLY

To the rear there is a substantial garden with hard standing patio area. There is also a workshop measuring 1.88m x 1.26m.

### PARKING

The property benefits from ample off street, driveway parking to the front in addition to currently unrestricted, on street parking close by should this be required,

### SERVICES

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

### MATERIAL INFORMATION



## Verified Material Information

Council Tax band: A  
 Tenure: Freehold  
 Property type: House  
 Property construction: Standard construction  
 Energy Performance rating: D  
 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: None  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
 Parking: Driveway  
 Building safety issues: No  
 Restrictions - Listed Building: England  
 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 76        |
| (55-68) <b>D</b>                            | 56      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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

Millerson Estate Agents

5-6 Market Street

St Austell

Cornwall

PL25 4BB

E: [st.austell@millerson.com](mailto:st.austell@millerson.com)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

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