



Borlase Crescent

St. Austell

PL25 4RF

Guide Price £260,000

- THREE WELL PROPORTIONED BEDROOMS
- OFF ROAD PARKING PLUS GARAGE
- POPULAR RESIDENTIAL LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- PERFECT FIRST HOME
- CONNECTED TO ALL MAINS SERVICES
- DOUBLE GLAZING THROUGHOUT
- WELL APPOINTED BATHROOM
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 731.94 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to bring to the market this beautifully presented three-bedroom semi-detached family home, located in one of the area's most sought-after residential neighbourhoods. This property is ideally suited to families, first-time buyers, or those seeking a modern and spacious home close to local amenities, schools, and transport links.

Upon entering, you are greeted by a bright and welcoming entrance hallway that immediately sets a warm and inviting tone. From here, doors open into a spacious and light-filled lounge, perfect for relaxing with family or entertaining guests. The layout flows effortlessly through to the contemporary kitchen/dining area, which provides an excellent social hub for everyday living. With ample workspace and room for a dining table, it's the ideal setting for family meals or hosting friends. Completing the ground floor is a convenient downstairs cloakroom, adding to the property's thoughtful design and functionality.

The first floor continues to impress, offering three generously proportioned bedrooms, each tastefully presented and designed to suit a variety of needs. A well-appointed family bathroom serves this floor, featuring modern fittings and a fresh, neutral décor.

Outside, the property enjoys a delightful enclosed rear garden, a private haven ideal for outdoor dining, gardening, or simply relaxing on sunny days. To the front, there is off-road parking along with a garage, providing excellent storage and convenience.

The property is connected to mains water, electricity, gas, and drainage, and falls under Council Tax Band C. Viewings are highly recommended to appreciate all that this property 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 front door. Skimmed ceiling. Smoke alarm. Consumer Unit. Thermostat. Skirting. Laminate flooring. Doors leading into:

LOUNGE

Skimmed ceiling. Double glazed window to the front aspect. Radiator. Television point. Multiple plug sockets. Skirting. Laminate flooring. Door leading into:

KITCHEN/DINER

Skimmed ceiling. Two double glazed windows to the rear aspect. A range of wall and base fitted storage cupboards and drawers. Wall mounted combination boiler. Splash-back tiling. Integrated oven and four-ring gas hob with extractor hood over. Space for washer/dryer, fridge and freezer. Radiator. Multiple plug sockets. Skirting. Laminate flooring. Door leading out onto the rear garden.

CLOAKROOM

Extractor Fan. Splash-back tiling. Wash basin. W.C. Radiator. Skirting. Laminate flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Access into a partially boarded loft space. Dri-master. Built-in storage cupboard. Multiple plug sockets. Skirting. Carpeted.

BEDROOM ONE

Skimmed ceiling. Double glazed window to the rear aspect. Built-in wardrobe space. Thermostat. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

Skimmed ceiling. Frosted double glazed window to the rear aspect. Splash-back tiling. Mains fed shower over the bath. Shaver point. Wash basin. W.C. Radiator. Skirting. Vinyl flooring.

EXTERNALLY

GARDEN

Outside, the property enjoys a delightful enclosed rear garden, a private haven ideal for outdoor dining, gardening, or simply relaxing on sunny days.

GARAGE

With power connected

PARKING

This property benefits from having off road parking for two vehicles. An abundance of on-street parking can also be found close by.



SERVICES

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

MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: B

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: Driveway, Garage, On Street, Off Street, and Private

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

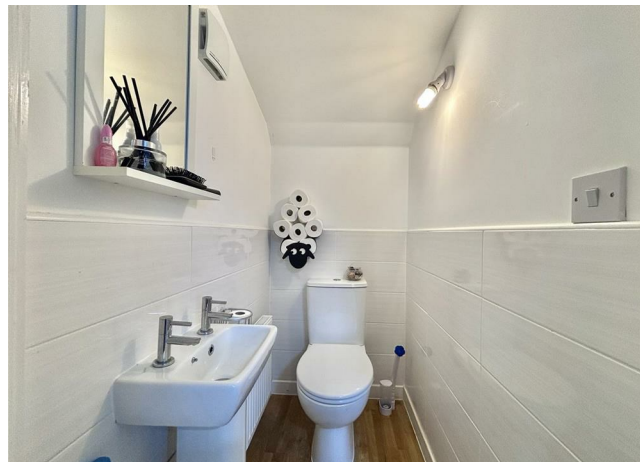
Accessibility and adaptations: None

Coal mining area: No

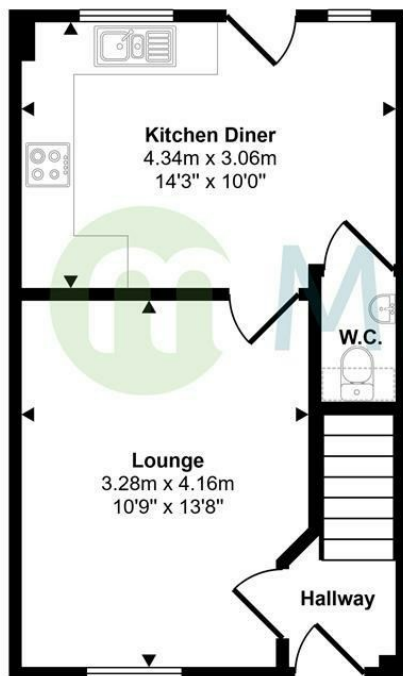
Non-coal mining area: Yes

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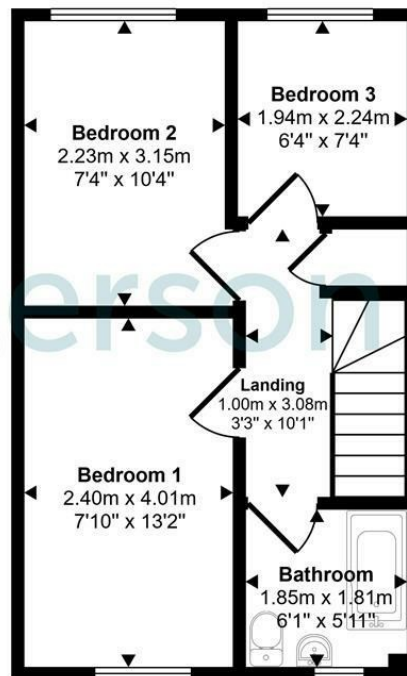
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area
64 sq m / 687 sq ft



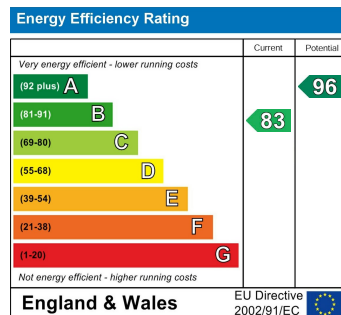
Ground Floor
Approx 32 sq m / 341 sq ft



First Floor
Approx 32 sq m / 346 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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