



# Bluebarrow Close Carluddon St. Austell PL26 8WX

Guide Price £325,000

- THREE WELL-PROPORTIONED BEDROOMS
- OFF ROAD PARKING AVAILABLE
  - ENCLOSED REAR GARDEN
  - SOLAR THERMAL HEATING
- BESPOKE SHUTTERS AND BLINDS THROUGHOUT
- SEVEN YEARS REMAINING ON NHBC WARRANTY
  - PERFECT FAMILY HOME
  - FULLY FITTED WITH SECURITY SYSTEM
  - GOOD LINKS TO THE A30
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1162.50 sq ft



3



2



1



A92

### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to present, deceptively spacious, three-bedroom detached home to the market. Situated within a peaceful development known as the "Eco Village" this property was designed with energy efficiency in mind, featuring solar thermal heating and an MHVR system, these do not only reduce energy costs but also contribute to a more sustainable lifestyle. The current owners have recently had bespoke shutters designed for the property, adding a touch of sophistication, whilst still allowing for privacy and light control.

Upon entering, you are greeted by a light and airy entrance hallway with doors leading into a spacious kitchen/diner which showcases a variety of soft-close storage cupboards, draws and an abundance of integrated appliances. The lounge offers a vast space with dual aspect windows allowing pools of natural light to flood through the home, making it the perfect place for relaxing after a long day. On the first floor the property exhibits three, well proportioned, bedrooms and family bathroom. The master bedroom boasts a generous en-suite shower room and Juliet balcony. Externally, this property benefits from having an enclosed rear garden which is home to an array of mature foliage - this space is a true haven for all outdoor lovers, whether you envisage summer barbecues or even just a moment to unwind. Off-road parking for two vehicles can also be found with additional on-street parking only a short walk away.

The property is heated via smart electric radiators and is connected to mains electricity, water and drainage. Having been constructed in 2022 this property still has seven years remaining on its NHBC warranty. It also falls within Council Tax Band D. Viewings are highly recommended to appreciate all that this property has to offer.

### LOCATION

West Carclaze Garden Village is located on the outskirts of St Austell, just a couple of miles from the stunning Cornish coast. There is anticipated to be a vibrant centre, once completed, with bars, cafés, restaurants and retail. A Village Hub and Experience Centre will be home to lively public spaces, designed with accessibility in mind, and promoting activities and events the whole community can enjoy. As well as places to eat, there will be meeting rooms, a village shop selling local produce, play park, village square and more. This offers a fantastic focus for community life. In addition there are miles of countryside walks on the doorstep of the Village, along the Cornish clay trails - ideal for families and dog walkers alike. St Austell itself provides a range of amenities including a mainline railway station with direct access into London Paddington.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

### ENTRANCE HALLWAY

6'5" x 4'7" (1.97m x 1.42m )

Skimmed ceiling. Recessed spotlights. Composite front door. Smoke alarm. Full length double glazed window to the side aspect. Skirting. Vinyl flooring. Bespoke door leading into:

### KITCHEN/DINER

Skimmed ceiling. Dri-master. Smoke alarm. Recessed spotlights. A range of wall and base fitted storage cupboard and soft close drawers. Eye-level Bosch oven and grill. Electric four ring induction hob with extractor hood over. Integrated fridge, freezer, dishwasher and washing machine. Ceramic splash back tiling. Stainless steel sink basin with drainage board. Multiple plug sockets. Electric heater. Skirting. Vinyl flooring.

### PLANT ROOM

5'5" x 3'2" (1.67m x 0.98m )

Consumer unit. Solar thermal hot water cylinder. Solis solar panel inverter. MRXBOX extractor system. Skirting. Vinyl flooring.

### LOUNGE

17'3" x 13'7" (5.28m x 4.16m )

Skimmed ceiling. Dri-master. Smoke alarm. Recessed. Double glazed window to the rear aspect. Fully fitted Hammond's bookshelf and storage cabinet. Two electric heaters. Television point. Multiple plug sockets. Skirting. Vinyl flooring. Two sets of double doors leading out on to the rear garden.

### DOWNSTAIRS W.C.

5'6" x 4'5" (1.68m x 1.35m )

Skimmed ceiling. Dri-master. Recessed spotlights. Splash back tiling. Wash basin with mixer tap. Heated towel rail. W.C. Skirting. Vinyl flooring.

### FIRST FLOOR LANDING

Skimmed ceiling. Recessed spotlights. Smoke alarm. Access into a partially boarded loft. Multiple plug sockets. Skirting. Carpet flooring.

### BEDROOM ONE

13'0" x 11'0" (3.97m x 3.36m )

Skimmed ceiling. Dri-master. Dual aspect full length double glazed windows, one of which leading out on to a Juliet balcony. Two, Hammond's, bespoke fitted wardrobes. Electric heater. Multiple plug sockets. Skirting. Vinyl flooring. Door leading into:

### EN-SUITE

8'3" x 5'11" (2.53m x 1.81m )

Skimmed ceiling. Dri-master. Recessed spotlights. Frosted double glazed window to the rear aspect. Ceramic splash-back tiling throughout. Mains



fed waterfall shower cubicle. Shaver points. Roca wash basin with mixer taps. Heated towel rail. W.C. Skirting. Vinyl flooring.

### BEDROOM TWO

13'1" x 9'8" (4.00m x 2.95m )

Skimmed ceiling. Dri-master. uPVC double doors leading on to a Juliet balcony. Electric heater. Television point. Multiple plug sockets. Skirting. Vinyl flooring.

### BEDROOM THREE

13'1" x 7'3" (4.00m x 2.21m )

Skimmed ceiling. Double glazed window to the front aspect. Electric heater. Multiple plug sockets. Skirting. Vinyl flooring.

### BATHROOM

8'5" x 5'10" (2.58m x 1.80m )

Skimmed ceiling. Recessed spotlights. Frosted double glazed window to the side aspect. Ceramic splash back tiling throughout. Mains fed waterfall shower above the bath. Shaver point. Roca wash basin with a mixer tap. Heated towel rail. W.C. Skirting. Vinyl flooring.

### OUTSIDE

This property benefits from having an enclosed rear garden which is home to an array of mature foliage - this space is a true haven for all outdoor lovers, whether you envisage summer barbecues or even just a moment to unwind.

### PARKING

This property has allocated parking for two vehicles. Plenty of on-street parking can be found close by.

### SERVICES

The property is connected to mains water, electricity and drainage - additional benefits include thermal solar heating, owned solar panels and a MHVR fresh air system. It also falls under Council Tax Band D.

### AGENTS NOTE

This property is subject to an annual maintaince charge of £275.

### MATERIAL INFORMATION

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity





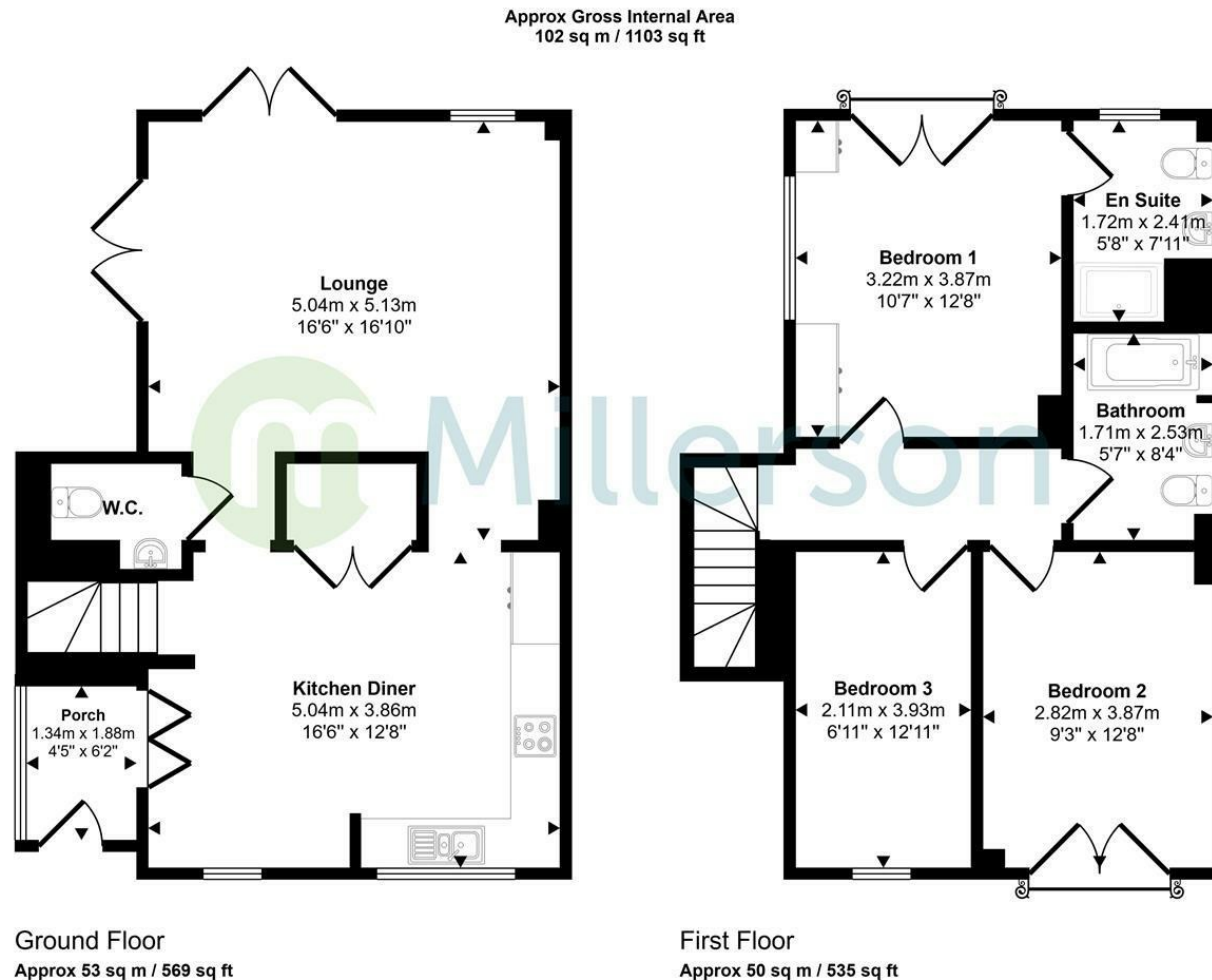


Bluebarrow Close, Carluddon, St. Austell, PL26 8WX



Solar Panels: Yes  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: None  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - OK  
Parking: Allocated and Off 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  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: A  
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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.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	92	93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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		

## Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager

Lizzie Collins

01726 72236

ecollins@millerson.com

## Contact Us

1 Market Street

St Austell

Cornwall

PL25 4BB

E: staustell@smartmillerson.co.uk

T: 01726 72289

www.millerson.com

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