

Edgumbe Green  
St. Austell  
PL25 5EF

Asking Price £475,000

- High Spec, Executive Family Home
  - Sizeable Flat And Level Plot
- Spacious And Enclosed Garden
  - Sought After Location
- Within Walking Distance To Local Amenities
- Connected To All Mains Services
  - Double Glazing Throughout
  - Scan QR For Material Information





Tenure - Freehold

Council Tax Band - E

Floor Area - 1571.53 sq ft



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### Property Description

Smart Millerson Estate Agents are delighted to bring to the market this impressive, executive five-bedroom detached home, ideally suited to family living. Presented in show-home condition, the property is situated in a highly sought-after residential area on the outskirts of St Austell. The current owners have carried out a number of high-quality upgrades, including a new boiler with a seven-year warranty, new fencing in the rear garden and underfloor heating in the en-suite shower room.

The ground floor offers excellent space for both everyday living and entertaining, featuring a spacious and stylish kitchen/diner with a range of integrated appliances, a comfortable living room, conservatory, and a convenient W/C. The converted garage provides a useful utility room alongside additional storage. Upstairs, the accommodation comprises of five well-proportioned bedrooms and two bathrooms, including an en-suite to the principal bedroom. Externally, the property is set back from the road and benefits from ample off-road parking, with side access leading to the rear garden. The garden is mainly laid to lawn and complemented by a generous decked area—ideal for entertaining and making the most of the Cornish sunshine.

The home is connected to all mains services, features double glazing throughout with the further advantage of zone-controlled heating, allowing individual temperature control in each room. The property falls within Council Tax Band E.

### Location

Edgumbe Green is a sought after area situated on the outskirts of St Austell. It is within walking distance of the town centre and also benefits from good travel links into Truro and Newquay. For families, the property is within the catchment area of both St Mewan and Pondhu Primary school with plenty of parks close by too. 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 and can be found within the floorplan.

#### Entrance Hall

Skimmed ceiling. Coving. Recessed spotlights. Under stair storage cupboard. Radiator. Plug sockets. Broadband and TV point. Tiled flooring. Doors leading to:

#### Living Room

Double glazed window to the front aspect. Skimmed ceiling. Coving. Recessed spotlights. Two radiators. Ample plug sockets. Skirting. Carpeted flooring. French doors leading out to the garden.

#### Kitchen/Diner

L Shaped.

Double glazed window to the rear aspect. Frosted double glazed window to the side aspect. Skimmed ceiling. Coving. Recessed spotlights. A range of wall and base fitted units with straight edge work surfaces and under cupboard lighting. Integrated fridge, freezer, induction hob, double oven and wine cooler. Breakfast bar. Two plate warming drawers. Two radiators. Ample plug sockets - some of which benefit from USB points. Skirting. Tiled flooring.

#### Conservatory

Radiator. Ample plug sockets. Skirting. Tiled flooring. French doors leading out to the rear garden.

#### Cloakroom

Skimmed ceiling. Recessed spotlights. Extractor fan. WC with push flush. Wash basin. Radiator. Half wall tiling. Laminate flooring.

#### Utility Room

Skimmed ceiling. Recessed spotlights. Fire alarm. Wall and base fitted units. Space and plumbing for washing machine, dishwasher and fridge freezer. Ample plug sockets. Tiled flooring. Door leading into the garage.

#### First Floor

Skimmed ceiling. Recessed spotlights. Smoke sensor. Access into insulated and partly boarded loft via a pull down ladder.

#### Primary Bedroom

Double glazed window to the front aspect. Coving. Recessed spotlights. Radiator. Ample plug socks. Skirting. Carpeted flooring. Door leading into the

#### En-Suite Shower Room

Skimmed ceiling. Recessed spotlights. Extractor fan. 'His and hers' double shower with waterfall heads and additional detachable head. 'His and hers' wash basin with mixer tap. WC with push flush. Wall mounted led mirror. Heated towel rail. Tiled throughout.

#### Bedroom Two

Double glazed window to the rear aspect. Skimmed ceiling. Coving. Recessed spotlights. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

#### Bedroom Three

Double glazed window to the front aspect. Skimmed ceiling. Coving. Radiator. Ample plug sockets. Carpeted flooring.



#### Bedroom Four

Double glazed window to the rear aspect. Skimmed ceiling. Coving. Recessed spotlights. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

#### Bedroom Five

Double glazed window to the rear aspect. Skimmed ceiling. Coving. Recessed spotlights. Built in wardrobes. Radiator. Plug sockets. Skirting. Carpeted flooring.

#### Family Bathroom

Frosted double glazed window to the front aspect. Recessed spotlights. Two extractor fans. Double shower with waterfall showerhead and additional detachable head. Bath. WC and wash basin vanity with mixer map and storage below. Heated towel rail. Tiling throughout. Laminate flooring.

#### Garage / Storage

Metal up and over door. Plug sockets.

#### Outside

To the front- Shrubs boarding the driveway allowing privacy. Off road parking for multiple vehicles. Laid to lawn area.

To the rear- Spacious South facing garden. Decked area ideal for garden furniture and BBQs. Laid to lawn area. Outside tap. Outside plug socket.

#### Parking

Off road parking is available for multiple vehicles whilst on-street parking is also available.

#### Services

This property is connected to all mains services has double glazing throughout and falls under Council Tax Band E.

#### Material Information

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D







Edgcumbe Green, St. Austell, PL25 5EF

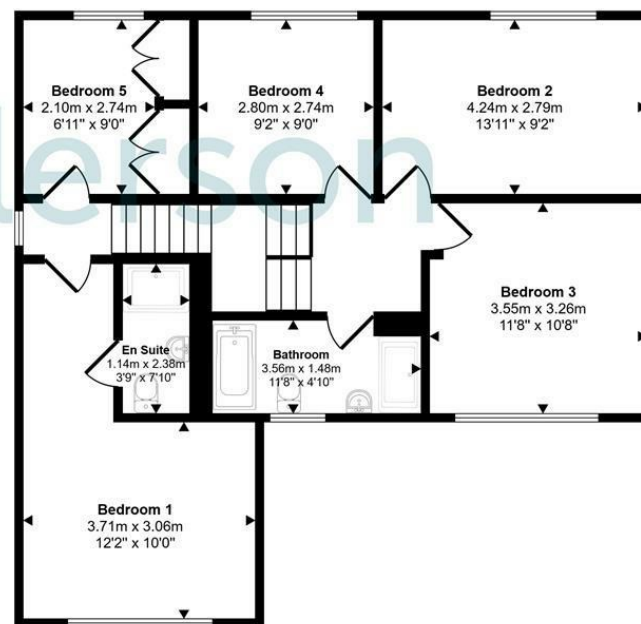
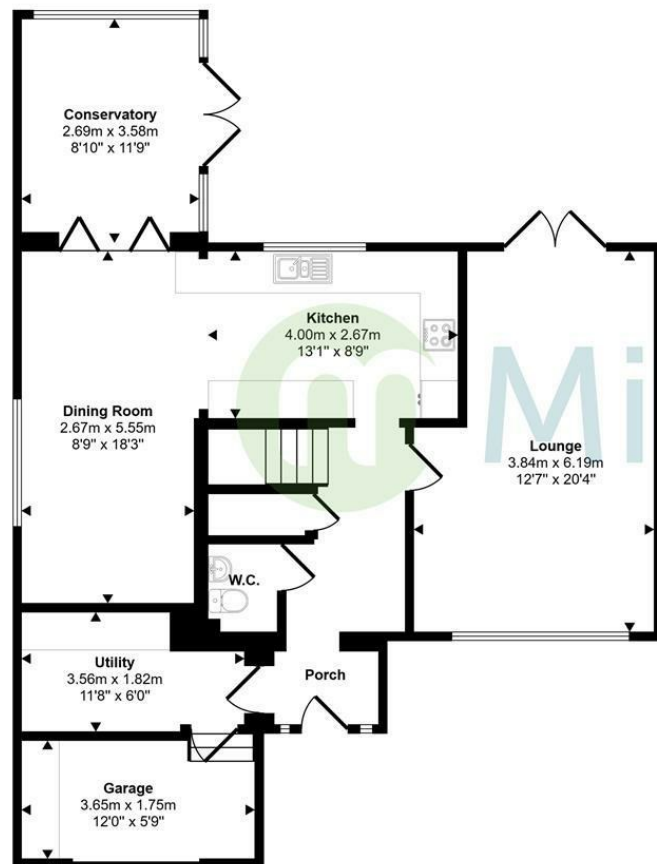


Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good  
Parking: Driveway 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  
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

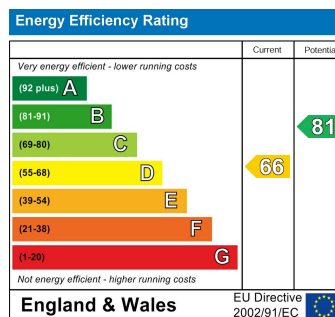
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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



Approx Gross Internal Area  
162 sq m / 1743 sq ft



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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