

**END OF TERRACE**

**£235,000**



## **CARWOLLEN ROAD ST AUSTELL PL25 3RU**

### **MODERN 3 BEDROOM HOUSE**

If you are looking for an appealing and well-presented property, this delightful modern end of terrace house on a popular residential development is certainly worthy of viewing. With enclosed garden, parking and distant sea views, the property also benefits from gas central heating and uPVC double glazing.

In brief the property comprises:

Entrance Hall, Cloakroom, Lounge, Kitchen/Diner, 3 Bedrooms and Bathroom. Externally there is an enclosed rear garden with pedestrian access and 2/3 parking spaces to the rear.

**VIEWING RECOMMENDED**

### **Key Features**

3 Bedrooms

Kitchen/Diner with  
French Doors

Popular Residential  
Location

Enclosed Rear Garden

Parking for 2/3 Cars

Distant Sea Views

## About The Property and Location

This charming property is situated on a modern development in the Carclaze area of St Austell. Presented to an excellent standard both internally and externally, viewing is highly recommended. The kitchen diner has French doors leading to an enclosed garden with patio and distant sea views from the first floor bedroom.

The property is ideally located for schools and colleges and within one mile of the market town of St Austell, which offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of cafes and public houses. For those with a passion for walking, this property is close to The Clay Trails, the world famous Eden Project and the picturesque historic port of Charlestown.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Hall

uPVC double glazed door into the entrance hall. Central heating radiator. Stairs to first floor. Door to lounge. Door to:

### Cloakroom

uPVC double glazed window to the front elevation. Low level WC. Pedestal wash-hand basin. Central heating radiator. Vinyl flooring.

### Lounge

#### 15' 5" x 11' 10" (4.7m x 3.6m)

uPVC double glazed window to the front elevation. Wood fire surround with electric fire. Central heating radiator. Door to understairs storage. Door to:

### Kitchen/Diner

#### 14' 9" x 8' 10" (4.5m x 2.7m)

An appealing room with generous natural light provided by the uPVC double glazed window and uPVC double glazed French doors with glazed side panels leading to the patio. Range of white wall and base units with worktops over incorporating a stainless steel sink. Space and plumbing for a washing machine. Space for fridge freezer. Built-in electric oven with gas hob and extractor over. Two ceiling lights. Central heating radiator.

### First Floor

Turned stairs leading to the first floor landing. Central heating radiator. Access to the loft. Doors to all bedrooms and bathroom.

### Bedroom One

#### 15' 1" x 12' 2" (4.6m x 3.7m) max

A generous room with two uPVC double glazed windows with distant sea views. Built-in over stairs storage cupboard. Recess for wardrobes.

### Bathroom

uPVC double glazed window to the side elevation. White suite comprising bath with shower over, low level WC, pedestal wash-hand basin. Central heating radiator. Vinyl flooring.

### Bedroom

#### 8' 10" x 8' 6" (2.7m x 2.6m)

#### Not including door recess

uPVC double glazed window overlooking the garden. Central heating radiator.

### Bedroom

#### 8' 10" x 5' 11" (2.7m x 1.8m)

uPVC double glazed window to the rear elevation. Central heating radiator.

### Exterior

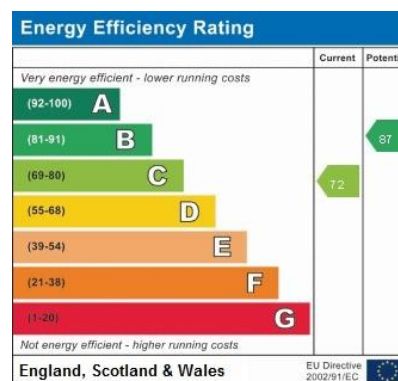
To the front is a small area of garden with a couple of steps and path leading to the entrance door. To the rear the well-presented and enclosed garden comprises patio seating area, lawn, garden shed, flower and shrub borders. Outside tap. A path leads to a pedestrian gate giving access to the side of the property.

### Parking

Parking for 2/3 cars to the rear of the property.

## Additional Information

### EPC 'C'



### Council Tax Band 'C'

**Services** – Mains Electric, Gas and Drainage

**Property Age** - tbc

**Tenure** – Freehold

### Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

### Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



**Lounge**



**Kitchen**



**Kitchen/Diner**



**Bedroom**



**Bedroom**



**Bathroom**



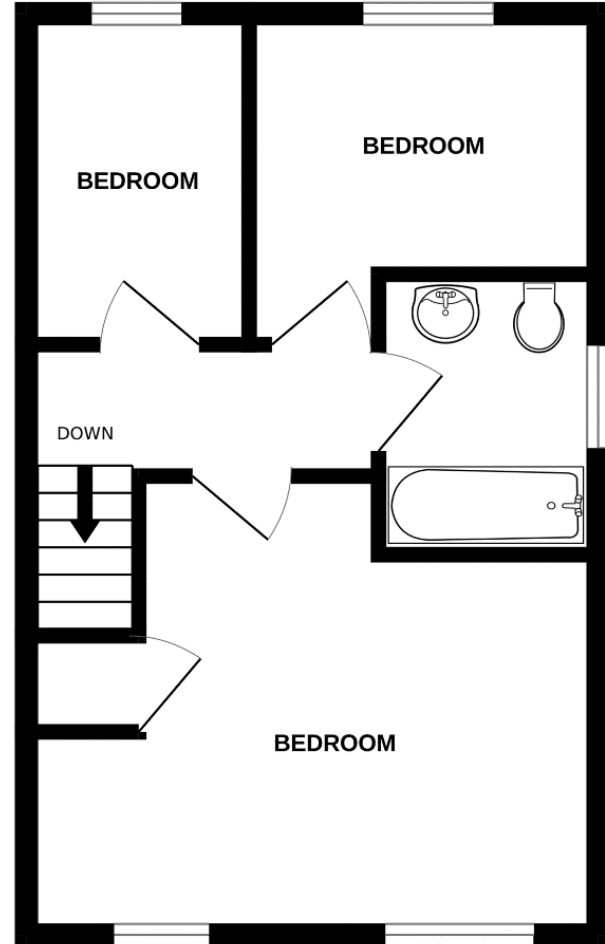
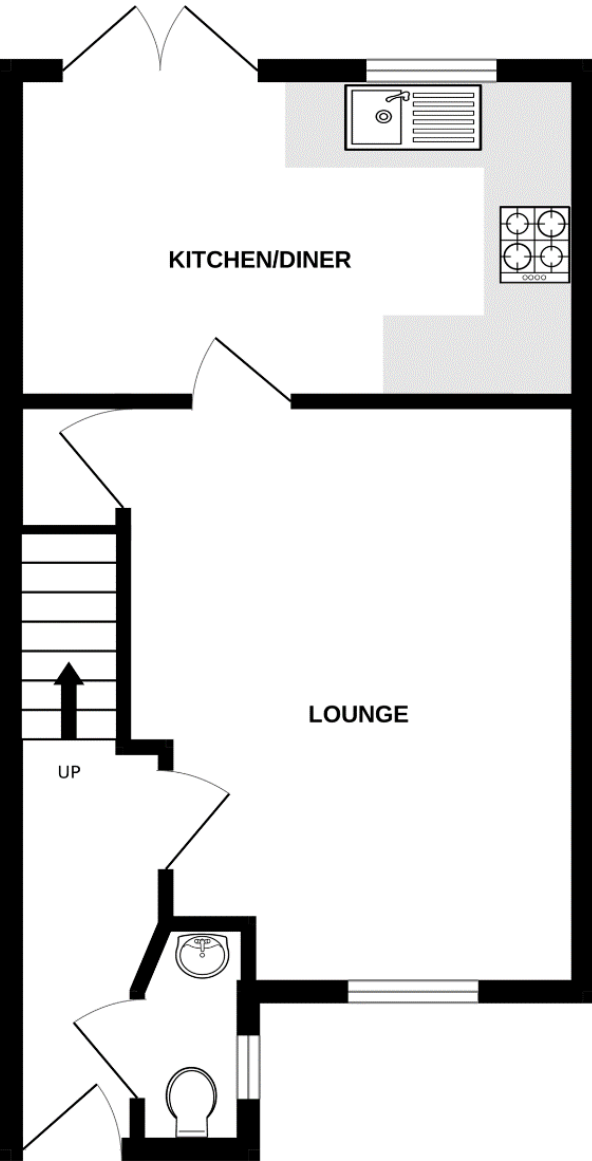
**Garden**



**Garden from First Floor**

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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