



DOBELL ROAD ST AUSTELL PL25 4NB

EXTENDED 3 BEDROOM END OF TERRACE

This 3 bedroom end of terrace property in the convenient location of Dobell Road offers excellent potential to modernise and is situated closed to local amenities and within a short walk of the historic market town of St Austell. The town offers a comprehensive range of amenities including mainline railway station to London Paddington, Recreation Centre, Library, Cinema and a range of public houses.

In brief the property comprises: Entrance Porch, Lounge, Kitchen, Inner Hall, Bathroom, Sun Room, 3 Bedrooms and WC. The property also benefits from uPVC double glazing, gas central heating, gardens front and rear and parking.

Viewing is Highly Recommended

Key Features

Extended 3 Bedroom
End of Terrace

Lounge
PLUS Sun Room

Gardens
Front & Rear

Parking

Close to Amenities

Walking Distance
of the Town

ACCOMMODATION COMPRISES:

(All sizes approximate)

Front Porch

uPVC double glazed windows to front and side. uPVC double glazed door. Wood panelling to dado height. Tile effect flooring. Power and light. Part-glazed door to:

Entrance Hall

Stairs to first floor. Glazed panel doors to both the kitchen and the lounge. Wood effect laminate flooring.

Lounge

15' 1" x 10' 10" (4.6m x 3.3m)

uPVC double glazed windows to both the front and rear. Built-in storage cupboard with shelving and glass panel door. Wood fire surround with tiled back panel and hearth. Wood effect laminate flooring. Central heating radiator.

Kitchen

11' 2" x 8' 6" (3.4m x 2.6m)

uPVC double glazed window to the front elevation. Wall and base units with worktop over incorporating a stainless-steel sink. Space and plumbing for washing machine. Space for cooker and under counter fridge and freezer. Central heating radiator. Vinyl flooring. Part-tiled walls. Glazed panel door to:

Inner Hallway

Vinyl flooring. Door to understairs storage cupboard. Stable door to sun room. Door to:

Bathroom

7' 10" x 6' 7" (2.4m x 2.0m)

Three-piece bathroom suite in white with shower over and screen. Low level WC. Vanity unit with wash-hand basin. Tiled floor. Central heating radiator. uPVC double glazed window to rear and side. Part-tiled walls.

Sun Room

16' 1" x 9' 2" (4.9m x 2.8m)

uPVC construction with uPVC double glazed windows with top openers and uPVC French doors to the garden. Central heating radiator. Power and light.

First Floor Landing

White doors to all 3 bedrooms and WC. Central heating radiator. uPVC double glazed window to the rear elevation. Loft access.

WC

uPVC double glazed window to rear. Low level WC. Wash hand basin. Vinyl flooring.

Bedroom

11' 6" x 10' 10" (3.5m x 3.3m) max

uPVC double glazed window to the front elevation. Built-in storage cupboard. Built-in double wardrobe. Central heating radiator.

Bedroom

11' 2" x 7' 3" (3.4m x 2.2m)

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

Bedroom

7' 10" x 7' 3" (2.4m x 2.2m)

uPVC double glazed window to the rear elevation.

Gardens

The front garden is enclosed with a path leading to the entrance door and continuing to the side where a gate leads to the rear. The rear garden is also enclosed with a patio seating area, an area of lawn and shrubs. A pathway leads to a parking area at the rear.

Parking & Garage

To the rear of the property. There is also a garage, however this is currently in poor condition.

Additional Information

EPC 'C'

Council Tax Band 'A'

Services – Mains Electric, Gas & Drainage

Property Age - tbc

Tenure – Freehold

Probate - Granted

Directions

From our offices in Duke Street St Austell, turn left onto South Street and continue onto East Hill. At the roundabout, take the 1st exit onto King's Avenue. At the roundabout, take the 2nd exit onto Carlyon Road. At the roundabout, continue straight to stay on Carlyon Road. At the roundabout, take the 1st exit onto Tremayne Road and immediately turn right onto Dobell Road. The property can be found on the right-hand side identified by our For Sale board.

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like 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.



Entrance Porch



Lounge



Kitchen



Sun Room



First Floor Landing



Bedroom

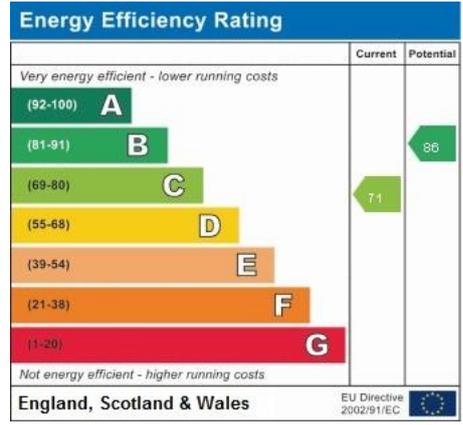
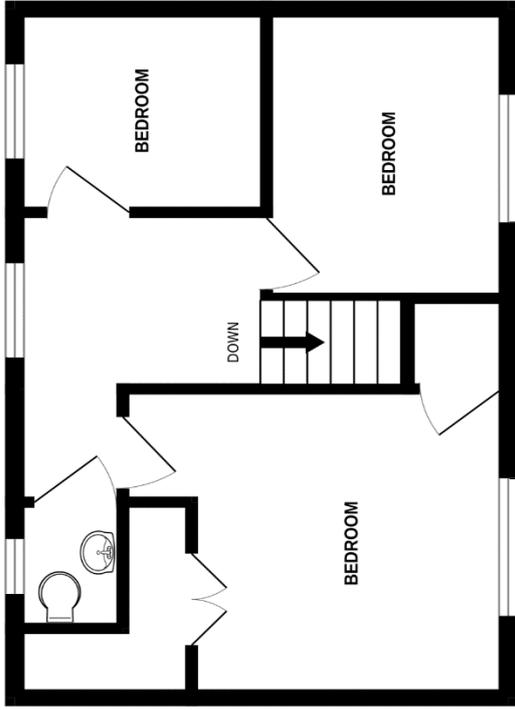


Rear Garden

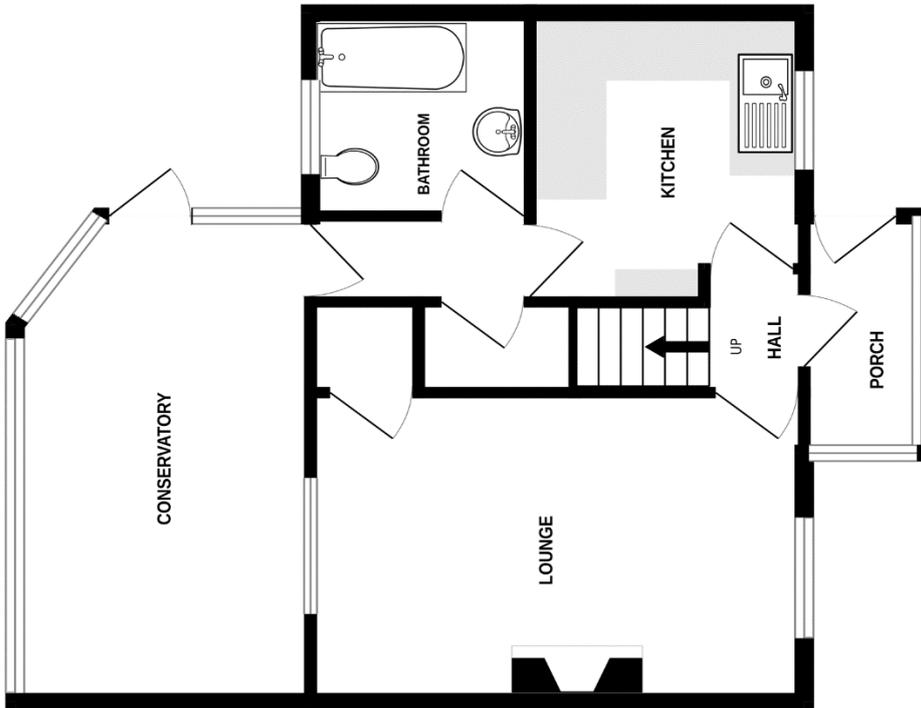


Front Garden

1ST FLOOR



GROUND 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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