



## **KILLYVARDER WAY ST AUSTELL PL25 3DL**

### **EXTENDED 3 BEDROOM HOUSE**

Conveniently located, this 3 bedroom extended mid-terrace house offers generous living accommodation with a good size lounge/diner plus a second reception and is located within the popular residential development of Killyvarder.

The layout of the house provides ample space for comfortable family living and makes it ideal for those looking to make it their forever home and benefits from sea views from the first floor, as well as front and rear gardens, driveway parking and garage.

Available with no onward chain, this property offers the perfect opportunity for buyers looking to move straight in without any delays.

**NO ONWARD CHAIN**

### **Key Features**

3 Bedrooms

Generous  
Lounge Diner

Reception Room  
Opening to the Garden

Shower Room  
& Downstairs  
Cloakroom

Front & Rear  
Gardens

Garage & Parking

## About The Location

Killyvarder Way is a popular residential estate, close to amenities including schools and providing easy access. The town centre is just 1 mile away and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Porch

uPVC double glazed door. Door to cloakroom. Glazed panel door to lounge/diner.

### Cloakroom

uPVC double glazed window. Low level WC. Pedestal wash-hand basin. Fully-tiled walls. Heated towel rail.

### Lounge Diner

#### 23' 11" x 12' 2" (7.3m x 3.7m)

A light and spacious room with uPVC double glazed picture window to the front elevation. Turned stairs to the first floor with built-in understairs cupboard. Electric storage heaters. Glazed panel door to the kitchen. uPVC double glazed patio doors to Reception Room 2.

### Kitchen

#### 9' 6" x 8' 6" (2.9m x 2.6m)

uPVC double glazed window to the rear elevation. Range of wall and base units with worktops over, incorporating a one and a half bowl stainless steel sink. Space and plumbing for a washing machine, space for a fridge and cooker. V

### Reception 2

#### 11' 10" x 10' 6" (3.6m x 3.2m)

uPVC double glazed window to the side with uPVC double glazed French doors leading to the garden. Night storage heater.

### First Floor Landing

Turned stairs from the lounge diner lead to the first floor landing with access to the loft, white panel doors to all bedrooms and shower room and a built-in cupboard with shelving and housing the hot water tank.

### Shower Room

uPVC double glazed window the rear elevation. Double walk-in shower. Low level WC. Pedestal wash-hand basin. Heated towel rail. Fully-tiled walls, with bathroom paneling to the shower area. Vinyl flooring.

### Bedroom

#### 12' 2" x 10' 2" (3.7m x 3.1m)

uPVC double glazed window to the rear. Built-in wardrobe. Panel heater.

### Bedroom

#### 10' 6" x 9' 2" (3.2m x 2.8m)

uPVC double glazed window to the front elevation with sea views. Built-in wardrobe. Panel heater.

### Bedroom

#### 10' 6" x 7' 3" (3.2m x 2.2m)

uPVC double glazed window to the front elevation. Panel heater. Sea Views.

### Exterior

To the front of the property there is an area of lawn with raised borders. A driveway leads to a single attached garage and the pathway continues into a paved walkway leading to the front door. To the rear the garden has a paved patio seating area which continues to the side with water butt. A couple of steps up from the patio area leads to a decorative paved seating area with raised borders and fencing to the boundaries and a gate to the rear, which overlook an open field.

### Garage and Parking

Single garage and driveway parking.

### Additional Information

#### EPC 'E'

#### Council Tax Band 'C'

**Services** – Electric Heating, Mains Drainage

**Property Age** – 1970s

**Extension** – Approximately 30 years old

**Tenure** – Freehold

**Probate** – Applied for not yet granted

### Agents Note

Please note, some lenders deem this property as unconventional build (timber frame) - those requiring finance are urged to check with their lender prior to arranging a viewing.

### 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.



**Entrance**



**Cloakroom**



**Lounge/Dining Room**



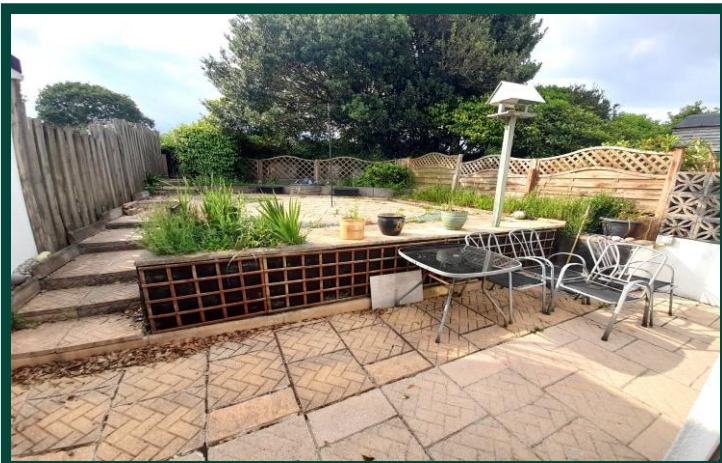
**Kitchen**



**Reception Room 2**



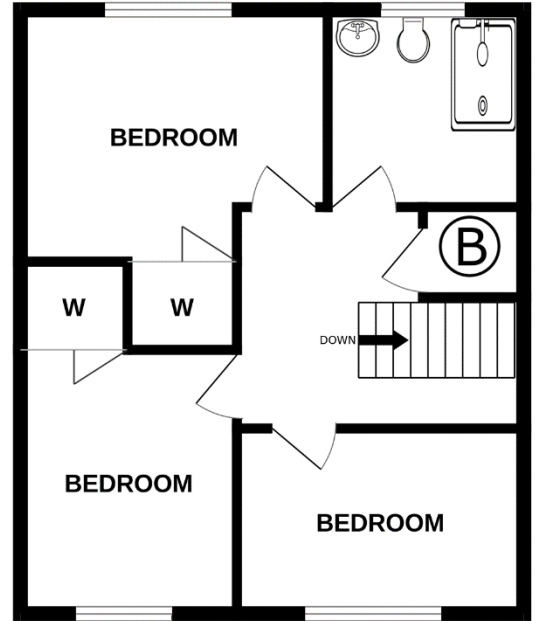
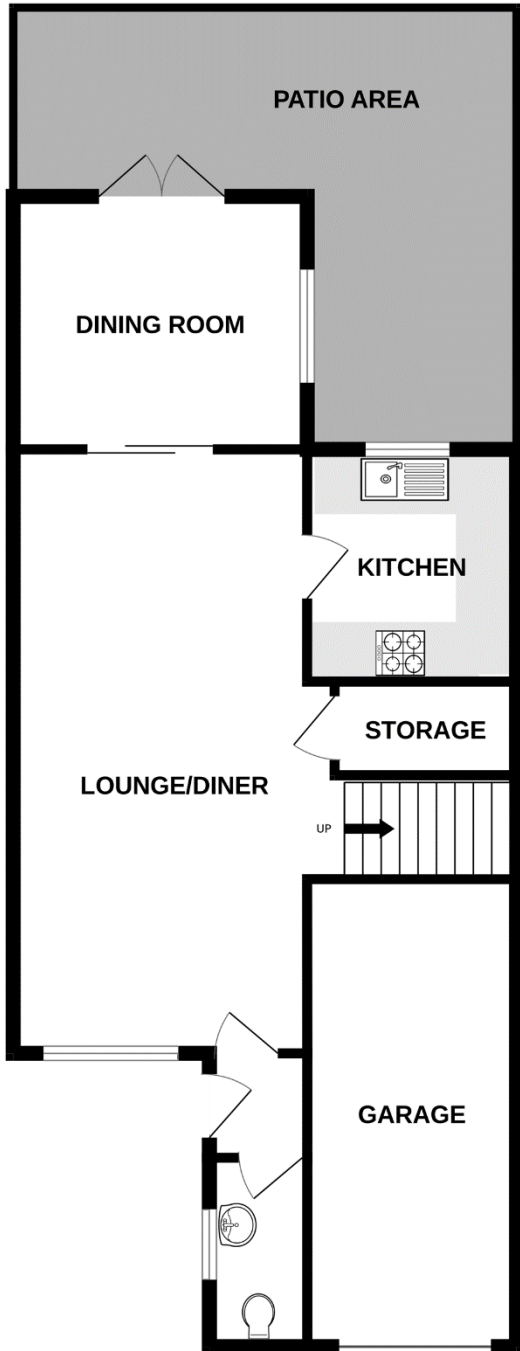
**Shower Room**



**Garden**



**Rear Elevation**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		78
55-68	D		
39-54	E	49	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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