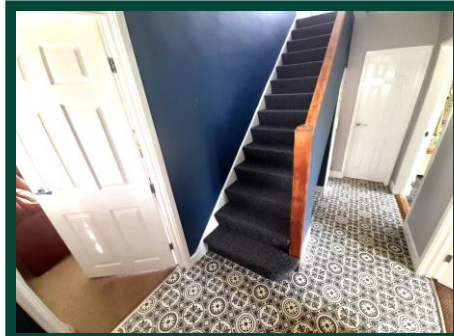


**DETACHED HOUSE**

**£340,000**



## **SAWLES ROAD ST AUSTELL PL25 4UD**

### **DETACHED 3 BEDROOM HOUSE**

Welcome to this charming older style detached house on Sawles Road. This well-presented property is ideally located near schools and within walking distance of the town, offering convenience and comfort for a growing family.

Step inside to find three bedrooms, two reception rooms, a garage, parking and garden - perfect for entertaining friends and family or simply relaxing in your own oasis.

Don't miss the opportunity to make this house your home and enjoy all that this property has to offer. Schedule a viewing today and start envisioning your future in this wonderful property!

**Viewing Highly Recommended**

### **Key Features**

Detached Older Style House

Ideally Located Close to Amenities

3 Bedrooms

2 Reception Rooms

Well Presented

Garage and Parking

Front and Rear Gardens

## About The Location

Sawles Road is on the outskirts of the town giving easy access to Truro and a rural walk or country road to Pentewan. The town centre is within walking distance 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. There are also secondary schools and a College. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants. Just a short drive is the charming Pentewan Valley and the fishing village of Mevagissey.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Hall

uPVC double glazed entrance door to the side of the property with feature-stained glass. Tile effect vinyl flooring. Central heating radiator. Doors to both reception rooms, kitchen/diner and downstairs cloakroom. Stairs to the first floor with understairs storage and cupboard.

### Lounge

#### 16' 1" x 13' 1" (4.9m x 4.0m) into Bay

uPVC double glazed bay to the front elevation with two uPVC double glazed windows to the side. Log burner with wood effect mantle over and slate hearth. Central heating radiator. Picture rail. White panel door.

### Reception 2

#### 13' 5" x 10' 10" (4.1m x 3.3m)

Generous natural light from the uPVC double glazed French doors to the garden, with a further uPVC double glazed window to the side elevation. Central heating radiator. White panel door.

### Kitchen/Diner

#### 12' 10" x 8' 10" (3.9m x 2.7m)

A range of wall, base and drawer units in white with wood effect worktops over incorporating a one and a half bowl stainless steel sink. Built-in dishwasher. Space and plumbing for a washing machine. Space for a cooker and fridge/freezer. uPVC double glazed window overlooking the garden. uPVC double glazed door giving access to both front and rear gardens. Tile effect vinyl flooring. Modern vertical radiator.

### Downstairs Cloakroom

uPVC double glazed window to the side elevation. Low level WC. Built-in wash-hand basin with storage below. Wall storage cupboard housing the consumer unit. Generous cupboard housing the Baxi combi-boiler.

### First Floor Landing

uPVC double glazed window overlooking the garden. White panel doors to 3 bedrooms, bathroom and airing cupboard. Access to the loft.

### Bedroom One

#### 16' 1" x 13' 1" (4.9m x 4.0m) into Bay

Superb natural light from the uPVC double glazed bay window and a further uPVC double glazed window to the side, with far reaching country views. Two central heating radiators.

### Bedroom Two

#### 12' 10" x 10' 10" (3.9m x 3.3m) max

uPVC double glazed windows to the rear and side elevations. Central heating radiator.

### Bedroom Three

#### 9' 10" x 8' 6" (3.0m x 2.6m) plus additional area of 4' 7" x 2' 11" (1.4m x 0.9m)

uPVC double glazed window to the rear. Central heating radiator. Additional walk-in play area, previously a WC, with uPVC double glazed window to the side and central heating radiator.

### Bathroom

Well appointed with uPVC double glazed window to the side elevation. Bathroom suite comprising of bath with rainfall shower head over and vanity unit with storage below incorporating wash-hand basin and low-level WC. Heated towel rail. Full-tiled walls. Vinyl flooring.

### Exterior

To the front of the property is an area of lawn with established shrubs. A driveway with gates gives access to the garage. To the rear is a patio area, leading to the lawn with raised decked seating.

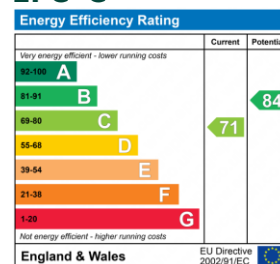
### Garage and Parking

#### 19' 8" x 10' 2" (6.0m x 3.1m)

Sliding garage door. Driveway parking.

## Additional Information

### EPC 'C'



### Council Tax Band 'D'

Services – Mains Electric, Gas and Drainage

What 3 words - ///enigma.shuttered.underway

Property Age – 1950s

Tenure – Freehold

### Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view 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**



**Lounge**



**Reception 2**



**Kitchen/Breakfast Room**



**Bedroom 1**



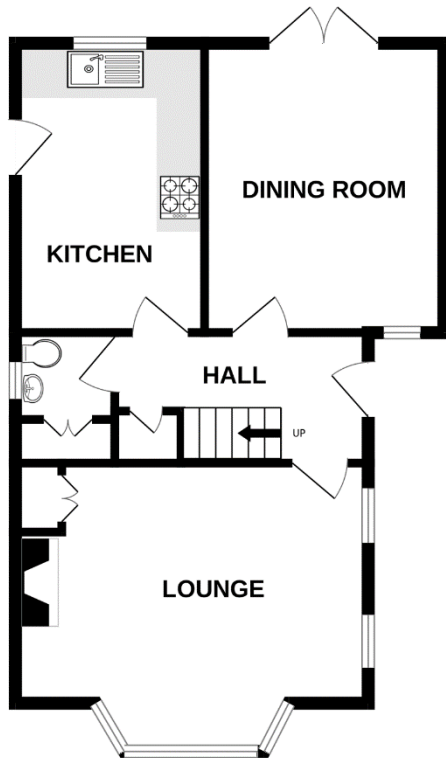
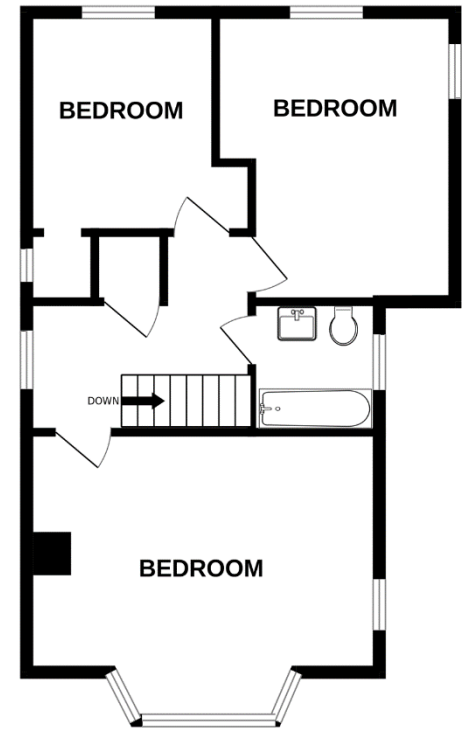
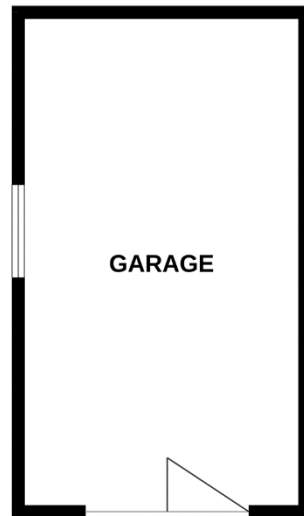
**Bedroom 3**



**Bathroom**



**Garden**



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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**St Austell**

18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

**Lostwithiel**

5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

**Liskeard**

17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com

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