



LOWER WOODSIDE ST AUSTELL PL25 5EQ

3 BEDROOM MID-TERRACE

Well-Presented and deceptively spacious, this delightful 3 bedroom property is located in a quiet cul-de-sac with countryside views, close to local amenities and within walking distance to the town.

In brief, the accommodation comprises:

Entrance Porch, Lounge, Kitchen/Diner, 3 Bedrooms, Bathroom. The property also benefits from an enclosed south aspect garden, oil fired central heating, garage and parking.

Viewing Highly Recommended

Key Features

3 Bedrooms

Generous Natural
Light Throughout

New Boiler
Installed 2023

Superb Countryside
Views

Enclosed Garden

Garage & Parking

About The Property and Location

Lower Woodside is an extremely popular location within the St Austell area and ideally suited to families due to its location to the town centre and schools including St Mewan School, Penrice Academy, Poltair School and Cornwall College. There are a range of amenities in the adjoining village of Trewoon. The property itself is a good size terraced property and has been updated in recent years by the current vendor. The lounge has generous natural light and the kitchen/diner leads to a sunny south facing enclosed garden. With uPVC double glazing, oil fired central heating and well-presented throughout, viewing is highly recommended to appreciate this appealing property.

The town centre is in 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. 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

5' 11" x 3' 11" (1.8m x 1.2m)

Grey composite entrance door into the porch. Wood flooring. Inset ceiling light. uPVC double glazing to the front. Consumer unit. White panel door into:

Lounge

17' 1" x 14' 1" (5.2m x 4.3m)

A good size uPVC double glazed window providing generous natural light. Wood flooring. Stairs to first floor with appealing white and wood balustrade and open storage. Modern grey vertical central heating radiator. Wood panel door to:

Kitchen/Diner

17' 1" x 10' 2" (5.2m x 3.1m)

With a uPVC double glazed window to the front and uPVC French doors from the dining area to the garden, this room also benefits from generous natural light. Modern white wall and base units with wood effect worktop over incorporating single bowl stainless steel sink. Space and plumbing for washing machine and dishwasher, space for cooker, stainless steel extractor over, space for fridge/freezer. Modern grey vertical central heating radiator. Tiled floor.

First Floor Landing

Access to an insulated and partially boarded loft via a pull-down ladder. White panel doors to the bedrooms and bathroom. Built-in cupboard with shelving.

Bathroom

7' 3" x 6' 3" (2.2m x 1.9m)

uPVC double glazed window to the rear. White suite comprising low level WC, pedestal wash-hand basin and bath with rainfall shower over. Tiled floor. Walls tiled to water sensitive areas. Heated towel rail. Tiled floor. Inset ceiling spotlights.

Bedroom 1

12' 2" x 9' 10" (3.7m x 3.0m)

uPVC double glazed window to the front elevation with superb countryside views. Built-in double wardrobe with sliding glazed doors. Central heating radiator. Ceiling light.

Bedroom 2

10' 6" x 9' 10" (3.2m x 3.0m)

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

Bedroom 3

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

uPVC double glazed window to the front elevation also with countryside views. Central heating radiator. Ceiling Light.

Exterior

To the front of the property is a well-maintained shingle area with wood picket fence and gate with path leading to the entrance porch. The garden to the rear is south facing and enclosed with a patio seating area and lawn with established flower beds edged with wood sleepers. Wall mounted exterior light. Outside tap and power. Oil tank. A wooden gate leads to the rear and a pedestrian door gives access to the garage.

Garage and Parking

16' 5" x 8' 6" (5.0m x 2.6m)

Metal up and over door. Power and light. Pedestrian door giving access to the garden. There is additional parking to the front of the garage and unrestricted on street parking.

Additional Information

EPC 'C'

Council Tax Band 'B'

Services – Mains Electric, Mains Drainage & Oil

Property Age – 1960s

Tenure – Freehold

Boiler/Downstairs Radiators - 2023

Directions

From our offices in Duke Street, turn right onto South Street. Continue across at the mini-roundabout remaining on South Street. At the double roundabout turn right onto the A390. turn right onto A3058. At the brow of the hill turn right onto Lower Woodside. Turn left and the property can be found at the bottom in a small cul-de-sac.

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



Lounge



Kitchen / Diner



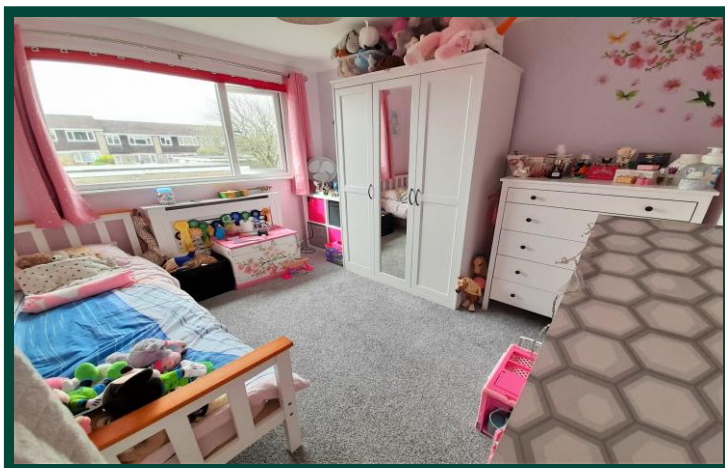
Bathroom



Bedroom 1



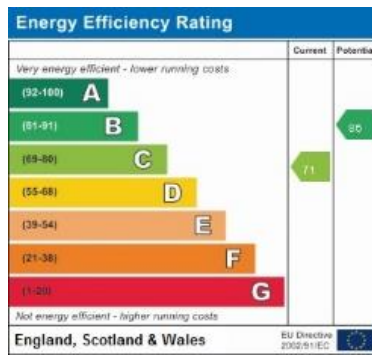
View from Bedroom 1



Bedroom 2

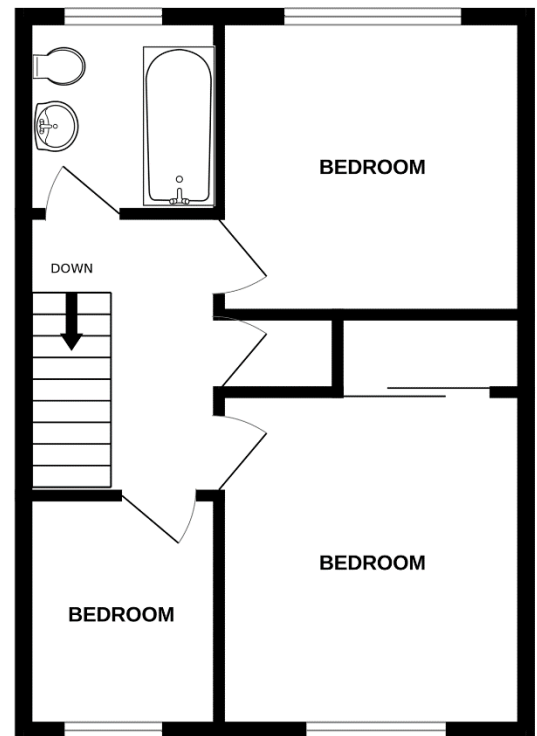
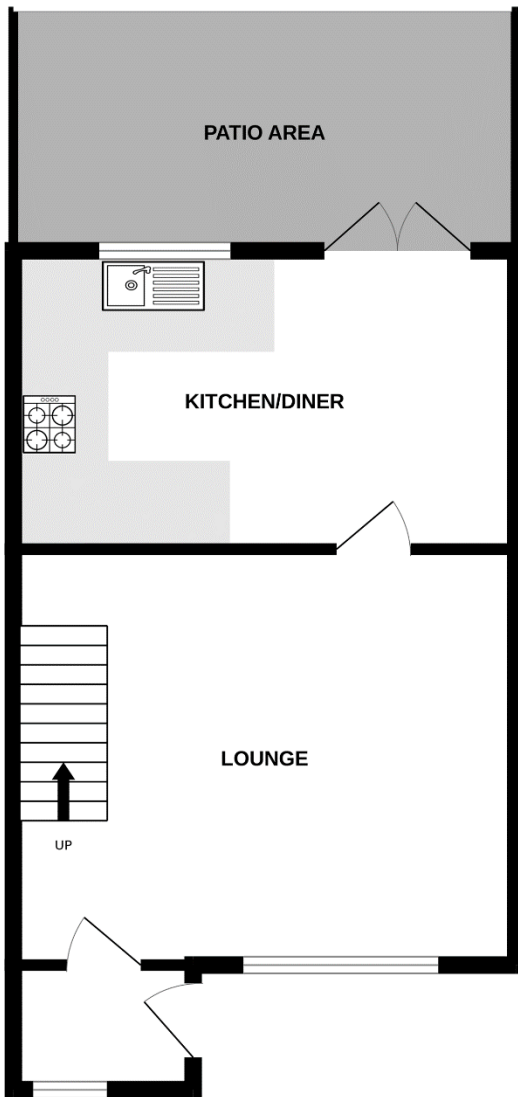


Garden



GROUND FLOOR

1ST FLOOR



St Austell

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Lostwithiel

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ESTABLISHED 1865
Jefferys

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