

Key Features

Detached House

3/4 Bedrooms

Front & Rear Gardens

Popular Residential Area

Tandem
Garage/Workshop

Gas Central Heating

NO ONWARD CHAIN



**FRANKLYN CLOSE
ST AUSTELL PL25 3UP**

3/4 BEDROOM DETACHED HOUSE

Jefferys are delighted to present this 3/4 bedroom detached property available with no onward chain. This well-proportioned and versatile property offers the perfect blend of space, comfort, and convenience, ideal for growing families or those seeking extra space and is situated in a popular residential location, close to schools, supermarkets, and just a short distance from the town centre. Outside there are gardens to both the front and rear, an integral tandem garage/workshop and parking.

In brief the property comprises:

Entrance Porch, Hallway, Kitchen, Lounge/Diner, Office/Bedroom 4, Rear Porch with Utility and Cloakroom. To the first floor, there are 3 bedrooms and a wet room.

**Given the location and versatility of this property
EARLY VIEWING IS HIGHLY RECOMMENDED**

About the Location

Franklyn Close is in a popular residential area on the outskirts of the town with a mixture of houses and bungalows. A short distance are primary and secondary schools, a college and a variety of supermarkets. 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, a popular location, due to the beautiful setting and quality restaurants. Also within a short distance is the captivating Lost Gardens of Heligan and of course the world famous Eden Project.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Porch

uPVC double glazed door and side panel. Wood effect flooring. Door to garage. Part-glazed double doors to:

Hallway

Stairs to the first floor. Doors to kitchen, inner hall and lounge/diner. Central heating radiator.

Kitchen

11' 6" x 9' 2" (3.5m x 2.8m)

Part-glazed sliding door from the hallway. uPVC double glazed window to the front elevation. Range of wall, drawer and base units with worktop over incorporating single bowl stainless steel sink. Built-in cooker with gas hob over and extractor. Space for fridge/freezer. Space for slimline dishwasher. Decorative tiled floor. Part-tiled walls.

Lounge/Diner

22' 0" x 17' 1" (6.7m x 5.2m) max (irregular shape)

A generous room with uPVC double glazed window overlooking the garden. Wood fire surround with living flame gas fire and tiled hearth. Two central heating radiators. Door to:

Office/Bedroom 4

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

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

Inner Hall

Utility area with space and plumbing for a washing machine. Tiled floor. Double glazed aluminium door giving access to the garden. Door to:

Cloakroom

WC and wash-hand basin. Tiled floor. Window to the side.

First Floor Landing

Good natural light from the uPVC double glazed window. White balustrade with wood handrail. Doors to bedrooms and the wet room. Access to the loft.

Bedroom

12' 6" x 9' 10" (3.8m x 3.0m)

uPVC double glazed window to the rear elevation. Central heating radiator. Built-in cupboard with shelving housing the water tank.

Bedroom

11' 2" x 9' 10" (3.4m x 3.0m)

uPVC double glazed window to the front elevation. Over bed units with wardrobes. Central heating radiator.

Bedroom

7' 3" x 6' 11" (2.2m x 2.1m)

uPVC double glazed tilt and turn window to the rear. Central heating radiator.

Wet Room

uPVC double glazed window to the front elevation. Low level washing machine. Pedestal wash-hand basin. Shower with curtain rail. Fully-tiled walls. Wet room flooring. Central heating radiator.

Exterior

To the front of the property a pedestrian gate gives access to the garden which is laid to lawn with plant and shrub borders with pond and path leading to the entrance door. The garden to the rear is accessed via the side, with a pedestrian gate leading to a patio area and giving side access to the house and pedestrian access to the garage. There is also an area of lawn with mature trees and shrubs and a summerhouse.

Garage/Workshop and Parking

Accessed via the entrance porch and a pedestrian door to the rear of the garage with steps up giving access to the garden. A tandem garage with garage to the front and workshop to the rear. Power and light. Parking to the front of the garage with further on street parking available.

Additional Information

EPC 'D'

Council Tax Band 'C'

Services – Mains Electric, Gas & Drainage

What 3 words - ///kettles.voucher.narrates

Property Age – 1970s

Tenure – Freehold

Probate – Granted

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to view, or require 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 Hall



Kitchen



Lounge



Dining Room



First Floor Landing



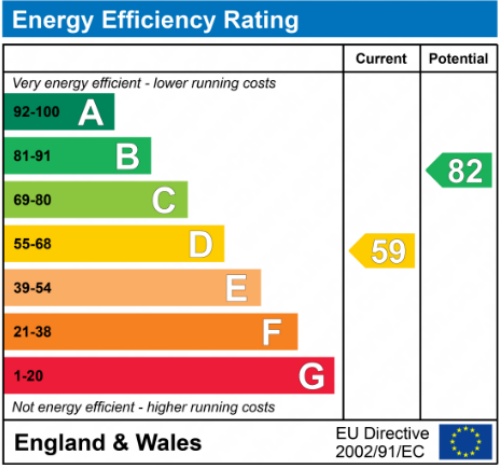
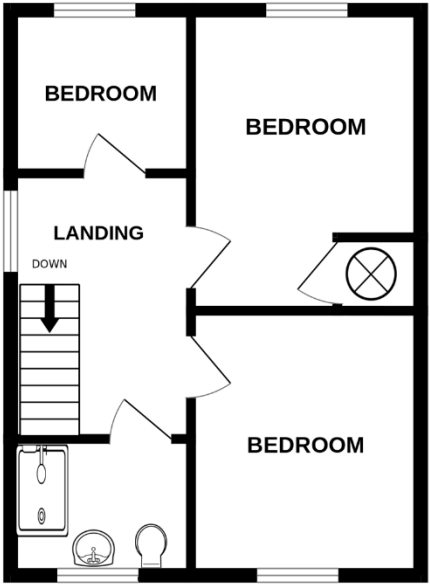
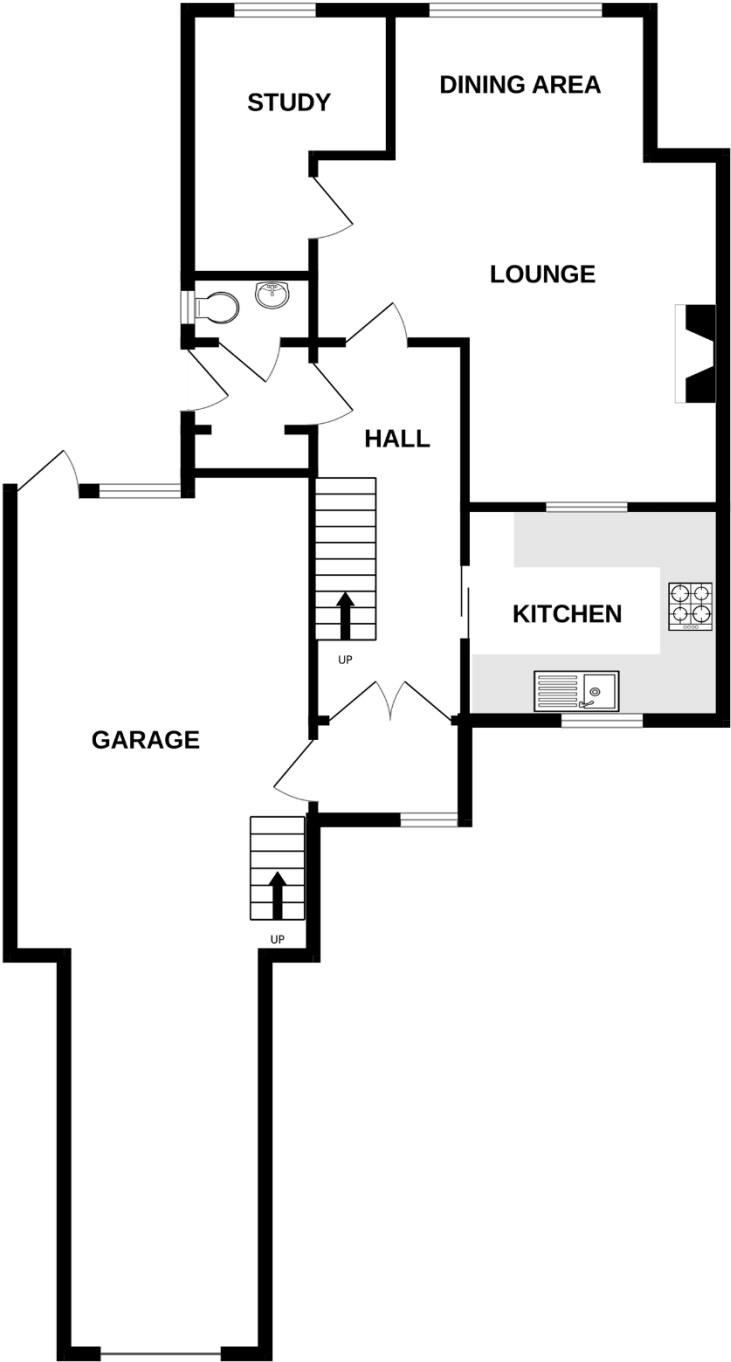
Bedroom Front



Bedroom Rear



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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