



CENTURY CLOSE ST AUSTELL PL25 3UZ

APPEALING 2 BEDROOM SEMI-DETACHED HOUSE

Welcome to this beautifully presented 2-bedroom semi-detached home, located within a small cul-de-sac on a popular residential estate. Perfectly suited for first-time buyers or those looking to downsize, this property offers comfort, style, and convenience in equal measure. Your next chapter starts here—schedule a viewing today to experience it for yourself!

In brief the property comprises:
Entrance Porch, Lounge, Kitchen/Diner, 2 Bedrooms and Bathroom.
The property also benefits from gas central heating, ample parking and an attractive garden.

Viewing Highly Recommended

Key Features

Well-Presented
Semi-Detached

Two Bedrooms

Lounge

Kitchen/Diner

Gas Central Heating
(New Boiler Oct 23)

Enclosed Garden

Ample Parking

About the Location

Century Close is a highly regarded residential estate located on the outskirts of the town and within walking distance of primary and secondary schools and further education college. 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 are beautiful beaches, the captivating Lost Gardens of Heligan and the world famous Eden Project.

About The Property

This lovely home offers a blend of practicality, warmth, and superb presentation—making it truly move-in ready. Step through the welcoming entrance porch into a bright and airy lounge. The kitchen/diner offers a layout that perfectly suits modern living. Outside, the property boasts ample parking and an enclosed garden with patio.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Porch

Composite double glazed entrance door. uPVC double glazed window to the side elevation. Central heating radiator. White panel door to:

Lounge

15' 1" x 12' 10" (4.6m x 3.9m)

uPVC double glazed window to the front elevation. Two central heating radiators. Wood fire surround with marble back and hearth with gas connection point. (Potential for a wood burner subject to advice of a professional installer). Stairs with wood balustrade to the first floor. White panel door to:

Kitchen / Diner

12' 10" x 9' 10" (3.9m x 3.0m)

uPVC double glazed window with uPVC double glazed French doors giving access to the patio and leading to the garden. A range of wall and base units with worktops over incorporating a one and a half bowl sink with drainer. Under counter lighting. Built-in Neff oven with gas hob over and concealed extractor. Wall cupboard housing the Alpha combination boiler (fitted October 2023). Space and plumbing for a washing machine. Space for a fridge freezer. Central heating radiator. Understairs storage cupboard. Part-tiled walls. Vinyl flooring.

First Floor Landing

Access to the insulated and partially boarded loft. Central heating radiator. White panel doors to both bedrooms and bathroom.

Bedroom One

13' 1" x 9' 10" (4.0m x 3.0m)

uPVC double glazed window to the rear elevation providing generous natural light. Central heating radiator.

Bedroom Two

13' 1" x 8' 10" (4.0m x 2.7m)

uPVC double glazed window to the front elevation with far reaching views. Central heating radiator. Over stairs storage cupboard with shelving and central heating radiator.

Bathroom

uPVC double glazed frosted window to the side elevation. White suite comprising bath with shower attachment. Low level WC. Pedestal wash-hand basin. Part-tiled walls. Central heating radiator. Extractor fan.

Exterior

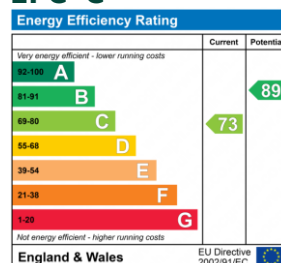
To the front of the property is a shrub/flower bed, an area of Cotswold stone with a step leading to the front door. To the side of the property is a paved driveway providing ample parking. A pedestrian gate gives access to the rear garden which is laid to lawn with patio seating area.

Parking

Ample driveway parking with unrestricted on street parking.

Additional Information

EPC 'C'



Council Tax Band 'B'

Services – Mains Gas, Electric and Drainage

Boiler – New October 2023 (warranty to Oct 2030)

What 3 words - ///daytime.crimson.listening

Property Age - 2005

Tenure - Freehold

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 Porch



Lounge



Kitchen/Diner



Kitchen



Landing



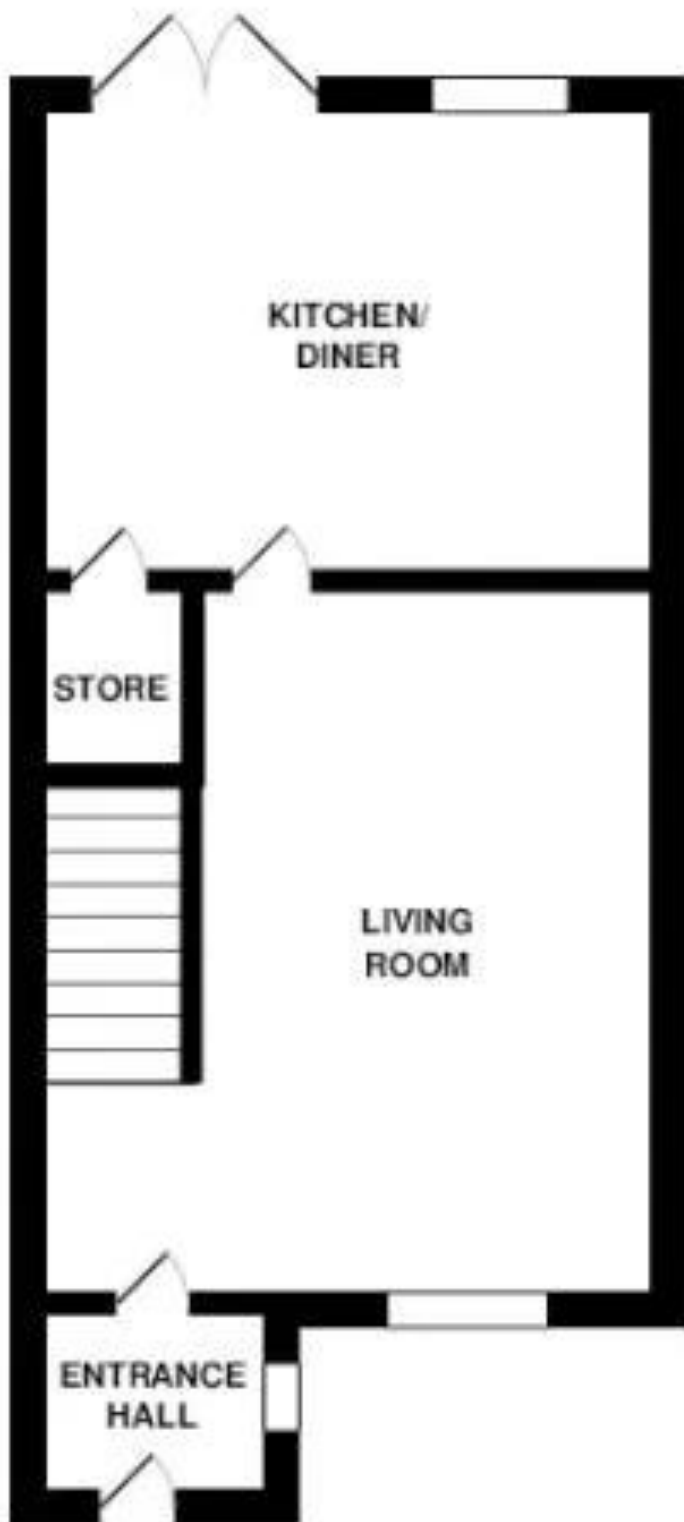
Bedroom 1



Bathroom



Garden



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Lostwithiel

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