



28 Eton Road,
St Austell

LODGE & THOMAS
ESTABLISHED 1892

28 Eton Road, St Austell, PL25 3UH

Guide Price - £295,000 Freehold

A modern and well presented three bedroom family home set in a mature residential area of the town enjoying a large corner plot, garage and driveway parking. Lapsed planning consent for a two-storey extension.

- Modern semi-detached house
- Three bedrooms
- Lapsed planning for two-storey extension
- Corner plot
- Garage and parking

The Property

28 Eton Road is a modern semi-detached house occupying a surprisingly private corner plot at the head of the cul-de-sac. The accommodation is light and well presented and comprises an entrance hall, kitchen, sitting/dining room and conservatory to the ground floor with three bedrooms - two of which are doubles and one of which boasts views extending to the sea at St Austell Bay – and a family bathroom to the first floor.

Whilst the property is most suitable as a family home with its current proportions, planning permission (PA21/06927) was granted in September 2021 (now lapsed, but potential for reinstatement subject to consent) for the erection of a two-storey extension to provide larger living and kitchen/dining space together with a w.c. and utility room on the ground floor as well as a master bedroom with dressing area and en-suite shower room to the first floor.

The gardens extend to two sides of the property and are surprisingly private. They comprise a paved patio ideal for sitting out and lawns including a fenced play area. A pedestrian gateway leads to the front where there is driveway parking for two or three vehicles and a long garage provides further parking and storage space. The adjacent neighbour benefits from a pedestrian right of way over the driveway to access their (pedestrian) side gate.





EPC C Council Tax Band B

Services

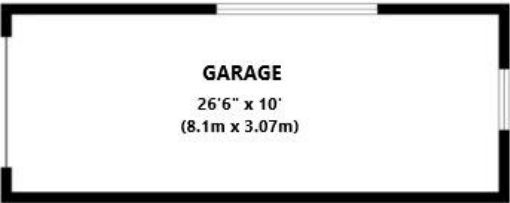
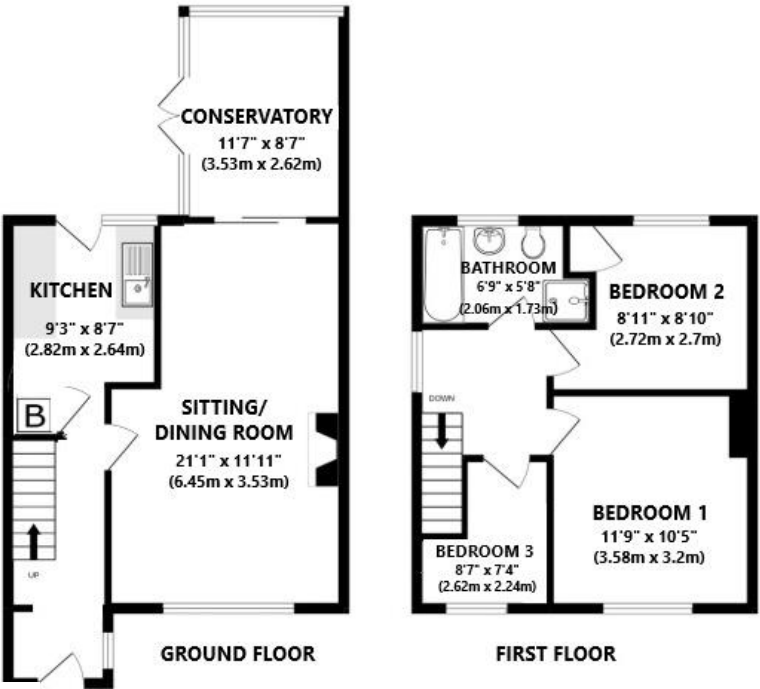
Mains gas, electricity, water and drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

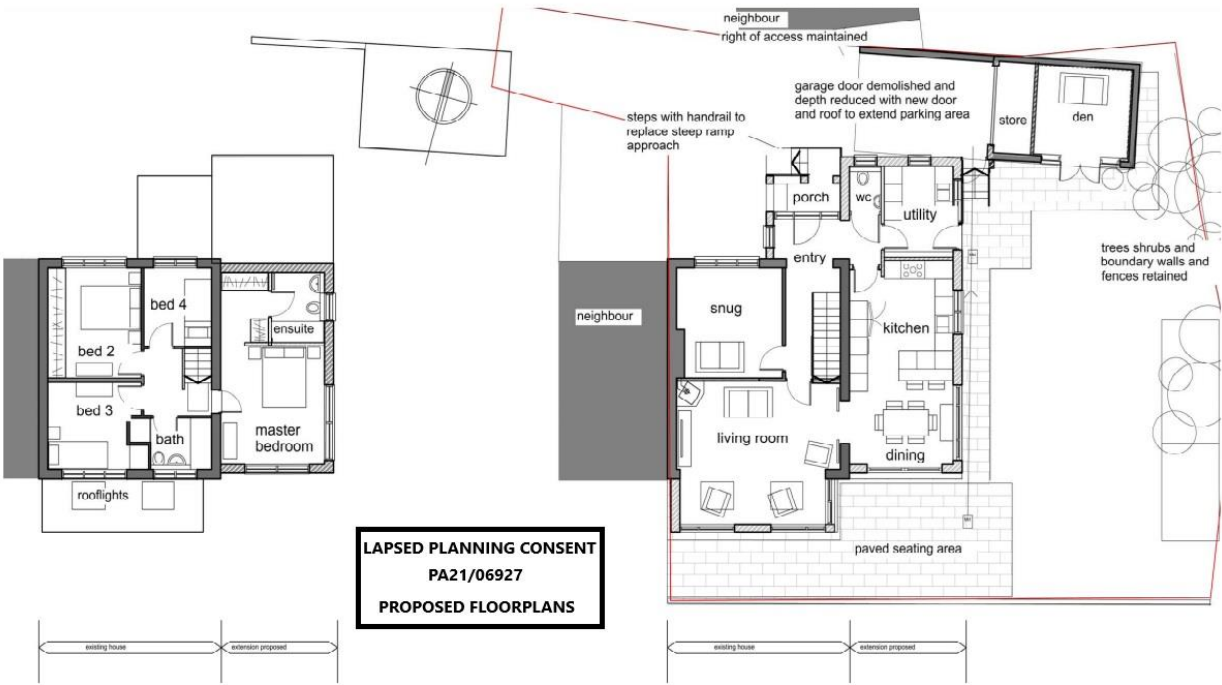
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



Location

Eton Road is situated on the north eastern side of St Austell and is located within approximately one mile of the town centre and the train station which provides a mainline railway link to London (Paddington). There are a number of parks and recreation grounds within close proximity of the property and the nearby Clay Trails and South West Coast Path offer extensive off-road walking and there are several beaches within 3-4 miles. St Austell provides a wide range of every day amenities and facilities including primary and secondary schooling, a high street with national retailers and independent stores, numerous eateries, supermarkets and St Austell is of course home to the famous Eden Project.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From Holmbush proceed onto the A391 and exit left at the first roundabout to Bethel, following Trenowah Road and continuing over the double roundabouts into Bethel Road. At the traffic lights turn right into Menear Road and then take the first left into Bownder Vean. Proceed to the T junction and turn right, turning right again at the next T junction and then turning right again (effectively continuing straight on) into Eton Road. Follow Eton Road as it bears to the right and number 28 will be found on the left hand side in the bottom corner.

What3words///cartoons.stocked.waistcoat





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