



Century Close, St. Austell PL25 3UZ

welcome to

Century Close, St. Austell

Fox and sons are pleased to present this four bedroom detached home situated towards the top of this residential development and enjoying an excellent southerly garden with views The house offers comfortable accommodation and is a must view.



Lounge

10' 11" x 13' 9" (3.33m x 4.19m)

Lounge with double doors offset, window to rear aspect of the property, double radiator, marble effect panel to fireplace with fitted living flame gas fire and wooden surround.

Dining Room

14' 10" x 8' 4" (4.52m x 2.54m)

Open planned to the Hallway, laminate flooring, stairs to first floor, double radiator, French doors to the Sun Deck at the rear, window to rear aspect of the property.

Kitchen

18' x 8' (5.49m x 2.44m)

Kitchen with a comprehensive range of Wall and floor based units, window to front aspect of the property, vinyl flooring, gas cooker and hob with extractor fan, utility space and hand basin and drainer.

Study

6' 11" x 10' 6" (2.11m x 3.20m)

Laminate flooring, ceiling light, radiator and double glazed window to front.

Master Bedroom & En-Suite

11' 2" x 11' 1" (3.40m x 3.38m)

Master bedroom has radiator and window to rear aspect with great views, fitted wardrobes, carpet flooring, ceiling light and ensuite bathroom.

En-Suite with half tiled walls, pedestal wash hand basin, W/C, shower cubicle, radiator, window to side, light/shaver socket.

Bedroom Two

12' 3" x 6' 3" (3.73m x 1.91m)

Complete with radiator, carpet flooring, ceiling light and double glazed window to rear.

Bedroom Three

8' 7" x 11' 3" (2.62m x 3.43m)

Double glazed window to rear aspect of the property, laminate flooring, ceiling light and radiator.

Bedroom Four

Double glazed window to front aspect of the property, ceiling light, carpet flooring and radiator.

Bathroom

Bathroom with panelled bath, W/C, pedestal wash hand basin, window to side and double radiator, vinyl flooring, part tiled walls.

Outside

Outside there is parking area at the front for multiple vehicles and a gated side access to the rear. At the rear there are two sun deck patio areas with steps leading down to a lawn and lower brick paved Patio.



view this property online fox-and-sons.co.uk/Property/SAS104992



welcome to

Century Close, St. Austell

- DETACHED HOME
- FOUR BEDROOMS
- DRIVEWAY
- EN-SUITE TO MASTER
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: C

offers over

£310,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SAS104992



Property Ref:
SAS104992 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01752 847151



saltash@fox-and-sons.co.uk



20 Fore Street, SALTASH, Cornwall, PL12 6JL



fox-and-sons.co.uk