









### welcome to

## **Bodmin Road, St. Austell**

This stunning double fronted period property showcases original character features and commands breathtaking rural views across Gover Valley and the railway viaduct. Call 01752 847151 to view













Lounge

14' 1" x 12' 2" ( 4.29m x 3.71m )

Study

7' 3" x 6' 8" ( 2.21m x 2.03m )

**Dining Room** 

13' 7" x 11' 4" ( 4.14m x 3.45m )

Kitchen

13' 7" x 9' 10" ( 4.14m x 3.00m )

**Utility Room** 

12' 1" x 6' 11" ( 3.68m x 2.11m )

Wc

**Bedroom One** 

14' 2" x 10' 10" ( 4.32m x 3.30m )

**Bedroom Two** 

14' 2" x 10' 7" ( 4.32m x 3.23m )

**Bedroom Three** 

10' 8" x 7' 9" ( 3.25m x 2.36m )

**Bathroom** 

12' 2" x 6' 9" ( 3.71m x 2.06m )





#### welcome to

#### **Bodmin Road, St. Austell**

- **BEAUTIFULLY PRESENTED**
- PERIOD FEATURES THROUGHOUT
- **UTILITY ROOM & STUDY**
- THREE BEDROOMS
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £425,000







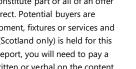


Please note the marker reflects the postcode not the actual property

#### view this property online fox-and-sons.co.uk/Property/SAS105798



Property Ref: SAS105798 - 0003 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 quidance 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.



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