

# Highfield Avenue, St. Austell PL25 4SN



#### welcome to

### Highfield Avenue, St. Austell

We are thrilled to present an exceptional opportunity to acquire a truly magnificent four-bedroom period property, elegantly spread across three stories. Don't miss this chance to own a stunning home that perfectly marries historic charm with modern amenities.













Living Room 14' 5" x 13' 2" ( 4.39m x 4.01m ) **Study/ Reception Room** 13' 2" x 11' 10" (4.01m x 3.61m) **Dining Room** 11' 10" x 9' 10" ( 3.61m x 3.00m ) Kitchen 17' 9" x 9' 10" ( 5.41m x 3.00m ) Bedroom 2 13' 9" x 11' 10" ( 4.19m x 3.61m ) Bedroom 3 11' 10" x 11' 10" ( 3.61m x 3.61m ) Bedroom 4 10' 6" x 7' 4" ( 3.20m x 2.24m ) Bedroom One 18' 11" x 11' 10" ( 5.77m x 3.61m ) Garage 15' 9" x 11' 2" ( 4.80m x 3.40m )





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## Highfield Avenue, St. Austell

- FOUR BEDROOMS WITH MASTER ENSUITE
- BEAUTIFUL END OF TERRACE PERIOD HOME
- NEW MODERN FITTED KITCHEN LEADING TO REAR GARDEN
- THREE RECEPTION ROOMS
- DOWNSTAIRS W/C AND SEPARATE TOILET TO MIDDLE FLOOR

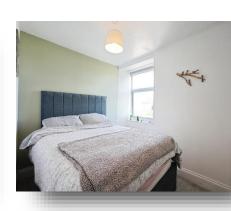
Tenure: Freehold EPC Rating: E Council Tax Band: C

## £350,000





### view this property online fox-and-sons.co.uk/Property/SAS105488





The Property Ombudsman

Property Ref: SAS105488 - 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 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.

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