



6, Tynance Court, St. Austell, PL26 8FL

david ball  
Agencies



This 3-bedroom end of terrace house nestled in the heart of a central village offers the perfect blend of convenience and comfort. The property has a front and rear garden and a parking space to the rear. With easy access to the A30, commuting is made all that easier. Close to local amenities ensures all your needs are met, making this the perfect setting for a growing family to thrive. NO CHAIN. IDEAL INVESTMENT PROPERTY.

## Asking Price £185,000 Freehold

### Key Features

- Village location
- Three bedrooms
- Double glazing
- No chain
- Close to local amenities
- Parking
- Front and rear gardens
- Good investment property

### Entrance Porch

Part double glazed door leading to....

### Kitchen

12'3" x 10'0" (3.74m x 3.06m )

Double glazed window to the front aspect. A modern kitchen with a range of base, wall and drawer units with roll top work surfaces over. Electric hob with stainless steel extractor hood over. Electric built in oven and grill. Inset stainless steel sink with mixer tap and drainer. Space for freestanding fridge freezer, washer dryer. Breakfast bar. Electric heater.

### Lounge

12'3" x 10'5" (3.73m x 3.18m )

Double glazed French doors to the rear aspect of the property. Electric panel radiator.

### W/C

Close coupled W/C and hand wash basin. Electric fan.







### **Bathroom**

Panelled bath with shower over. Hand wash basin with close coupled W/C. Electric fan.

### **Bedroom One**

**10'1" x 12'3" (3.08m x 3.74m )**

Double glazed window to the front aspect of the property. Electric panel heater.

### **Bedroom Two**

**3'10" 10'5" (1.18m 3.19m )**

Double glazed window to the rear aspect of the property. Electric panel heater.

### **Bedroom Three**

**10'5" x 5'6" (3.2m x 1.70m )**

Double glazed window to the rear aspect of the property. Electric panel heater.

### **Outside**

At the front of the property lies a well-maintained, level lawn garden. To the rear is a level lawn, perfect for various outdoor activities. A rear access point leads to the parking area.

### **Council Tax Band B**

### **Services**

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

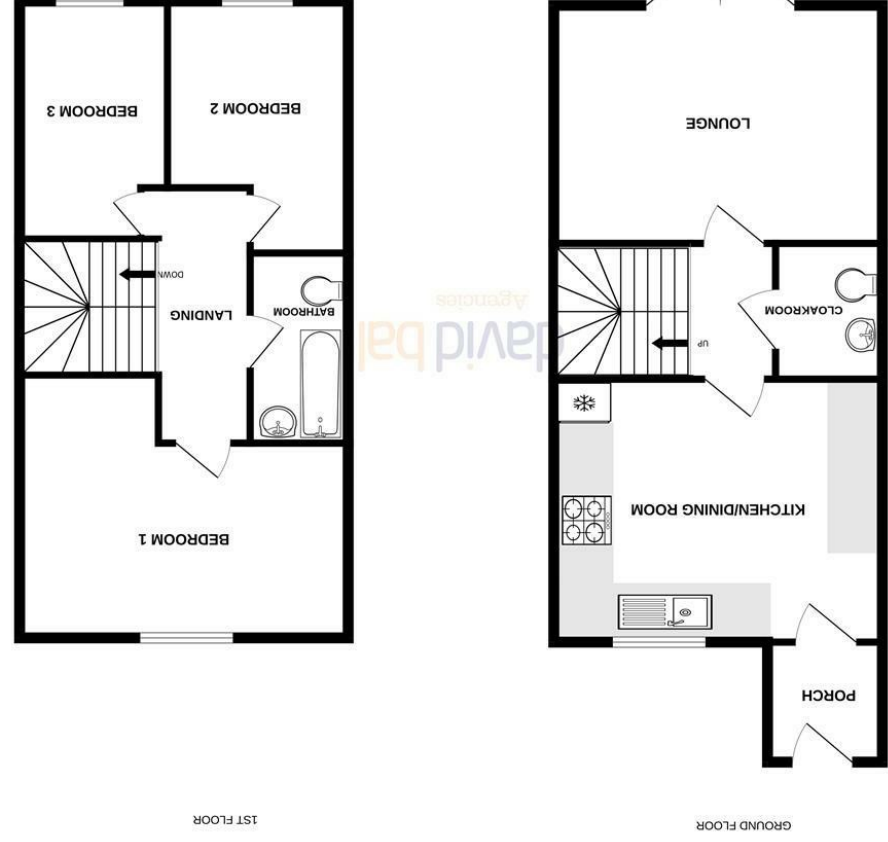
### **Location**

Surrounding the Cornish town of St Austell and its neighbouring villages is a surreal landscape created by more than two hundred years of clay mining. This striking and dramatic scenery can be explored using clearly marked trails for walking, cycling and horse riding. St Dennis is a thriving village located between St Austell and Newquay with good access to the A30, church, primary school, public house and convenience store. St Austell itself offers a wider range of shopping facilities including the larger supermarkets and entertainments such as a bowling alley, leisure centre and cinema. Further afield lie the beaches of both the north and south coasts, the picturesque harbours of Charlestown and Mevagissey, the Lost Gardens of Heligan and of course the Eden Project.



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e.sales@dab.estate  
34 East Street, Newquay, Cornwall TR7 1BH



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Current	Potential
65	91
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (1-20)	
G (1-20)	
Not energy efficient - higher running costs	

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