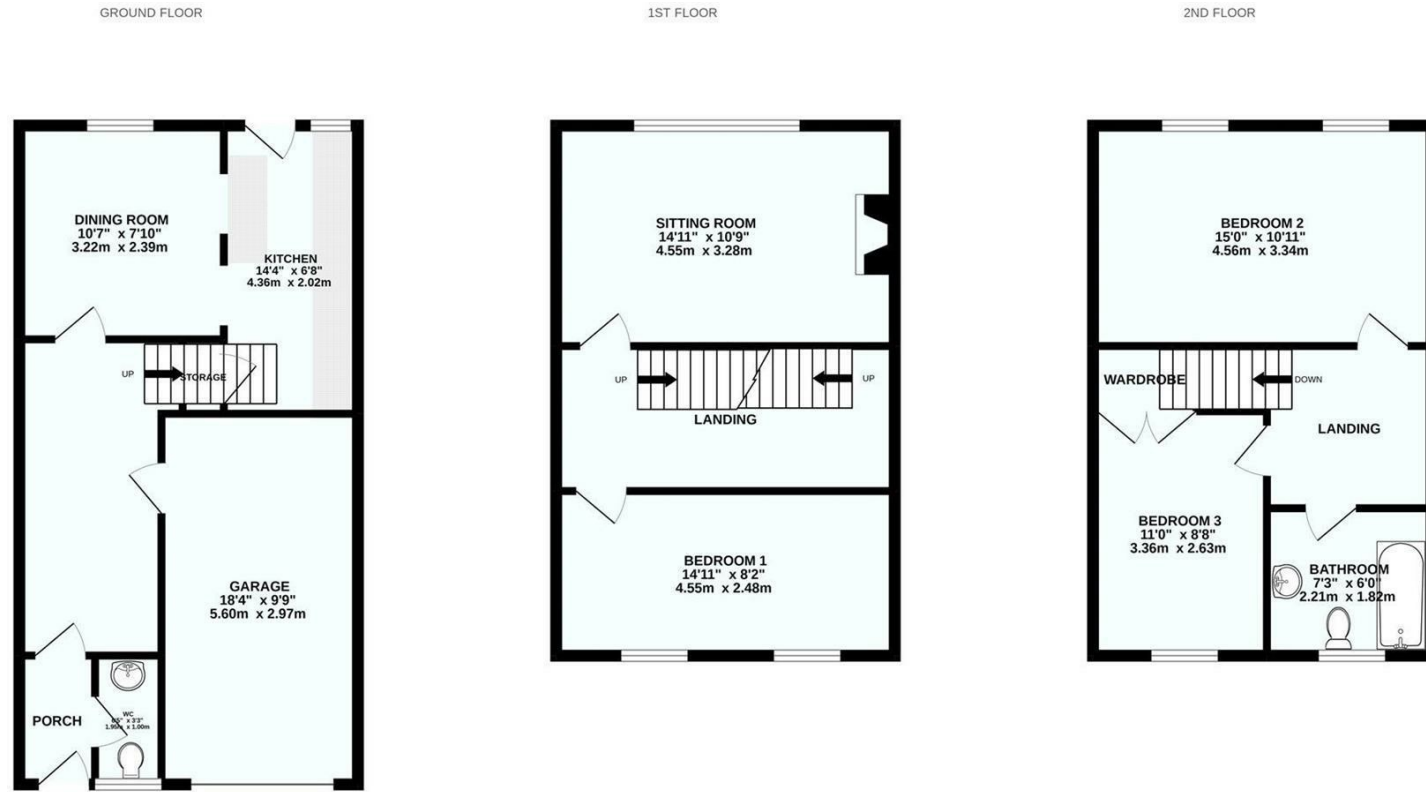


GLENVIEW, ST. AUSTELL



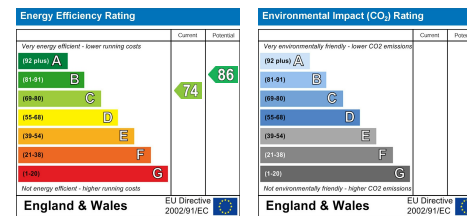
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KEY FEATURES

- TERRACED PROPERTY
- 3 BEDROOMS
- KITCHEN/DINING ROOM
- SITTING ROOM
- BATHROOM AND W.C.
- GARAGE & PARKING
- ENCLOSED REAR GARDEN
- WELL PRESENTED
- CENTRAL LOCATION
- VIEWING RECOMMENDED

ENERGY PERFORMANCE RATING



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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

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9 GLENVIEW, ST. AUSTELL, PL25 5HR

THREE BEDROOM PROPERTY IN CENTRAL LOCATION

This three storey, three bedroom property is located within a stone's throw of the centre of St Austell, yet is situated in a quiet cul-de-sac, set back from the main-thoroughfare. Well presented throughout and much larger than first apparent; the accommodation is spread across three levels and includes; kitchen/dining room, sitting room, three bedrooms, bathroom, w.c. and integral garage. There is off road parking and an enclosed rear garden.

EPC - C. Freehold. Council Tax - C.

GUIDE PRICE £235,000

THE PROPERTY

9 Glenview is a three bedroom terraced property situated in the heart of St Austell and just a short walk to the wide range of amenities on offer. The property is located in a quiet cul-de-sac and is well presented throughout. In all, the accommodation comprises; entrance hall, w.c., integral garage and kitchen/dining room to the ground floor with a double bedroom and sitting room to the first floor with two further bedrooms and a bathroom to the second floor. There is a driveway providing off road parking at the front with a completely enclosed rear garden.

ST AUSTELL

Within walking distance to St Austell town centre which offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles to the west.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALL

W.C.

Obscured window to front with low level w.c. and wall mounted hand wash basin.

INTEGRAL GARAGE

18'4" x 9'8" (5.60m x 2.97m)
Metal up and over door with internal side door. Light and power connected.

KITCHEN

14'3" x 6'7" (4.36m x 2.02m)
Window and door to rear into garden. Comprising a range of base and eye level units with worktops over and tiled splashbacks. Space for cooker and plumbing for washing machine. Inset stainless steel sink and drainer. Useful understairs storage cupboard.

DINING ROOM

10'6" x 7'10" (3.22m x 2.39m)
Window to rear. Radiator. Ample space for dining table.

FIRST FLOOR

SITTING ROOM

14'11" x 10'9" (4.55m x 3.28m)
Bay window to rear aspect with feature gas fireplace. Radiator.

BEDROOM TWO

14'11" x 8'1" (4.55m x 2.48m)
Two windows to front aspect. Radiator.

SECOND FLOOR

LANDING

Loft access and doors into;



BEDROOM ONE

14'11" x 10'11" (4.56m x 3.34m)
Two windows to rear aspect. Radiator.

BEDROOM THREE

11'0" x 8'7" (3.36m x 2.63m)
Window to front. Radiator. Airing cupboard housing gas boiler.

BATHROOM

7'3" x 5'11" (2.21m x 1.82m)
Comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to front aspect, towel rail and extractor fan.

OUTSIDE

To the front of the property there is a driveway providing off road parking leading to the integral garage. Whilst at the rear there is a completely enclosed garden with timber fencing with a rear pedestrian gate that is laid to chipping for ease of maintenance.

SERVICES

Mains water, electric, drainage and gas.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

TENURE

Freehold.

COUNCIL TAX

C.



DIRECTIONS

Proceeding into St Austell from the Truro direction on the A390, take the left hand turning at what is known as the Edgcombe Triangle onto Truro Road. Proceed straight ahead through the traffic lights and take the second right hand turning before going over St Austell River into Glenview. Follow the road around to the right and the property is found after a short distance on the left hand side.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

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