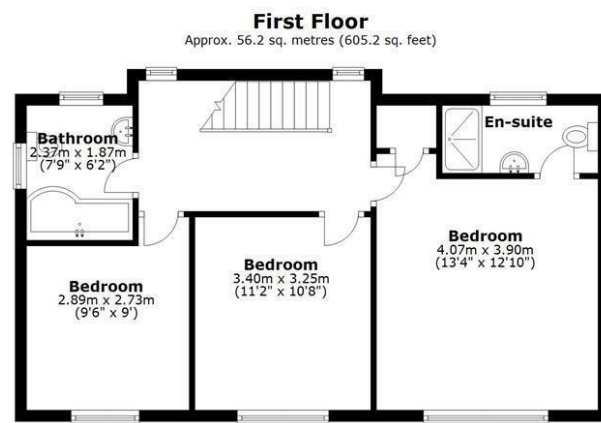


EASTBOURNE CLOSE, ST. AUSTELL



Total area: approx. 119.3 sq. metres (1283.9 sq. feet)

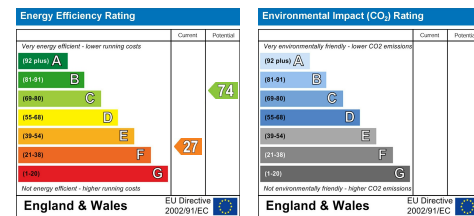
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using Planipis.

2 Eastbourne Close, St Austell

KEY FEATURES

- Detached Family Home
- Three Bedrooms (master en-suite)
- Two Reception Rooms
- Kitchen & Utility Room
- Bathroom
- Large Plot
- Front and Rear Gardens
- Garage and Parking
- Countryside Views
- Beautifully Presented

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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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2 EASTBOURNE CLOSE, ST. AUSTELL, PL25 4RN

SUBSTANTIAL THREE BEDROOM DETACHED HOUSE WITH LARGE GARDENS

This detached family home occupies an extensive plot with wonderful views of the rolling countryside beyond. Situated in a quiet cul-de-sac yet within the town and therefore close to a wide ranges of amenities. In all, the accommodation comprises; three bedrooms (master en-suite), bathroom, two reception rooms, utility room with w.c., and a kitchen.

There is also a detached garage, driveway parking and gardens to front and rear.

EPC - F. Freehold. Council Tax - D.

GUIDE PRICE £425,000

THE PROPERTY

2 Eastbourne Close is a three bedroom detached property located within the town of St Austell. Despite being situated within the heart of the town, the property especially from the first floor, enjoys superb countryside views. The property is beautifully presented and has been upgraded during the current ownership with the implementation of a wood burning stove, rearrangement to create a utility room and general decoration throughout. The property offers sizeable accommodation and in all, comprises; entrance hall, sitting room with doors to the rear, dining room with feature bay window, kitchen and utility room with w.c. to the ground floor with three double bedrooms, master en-suite and a family bathroom to the first floor. There is a detached single garage and driveway parking at the front of the property with a large rear garden laid to lawn with mature shrubs and hedges that is completely enclosed. An internal viewing is highly recommended in order to appreciate the scope of the package.

LOCATION

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

Electric radiator, stairs to first floor and doors into;

KITCHEN

11'1" x 8'10" (3.38 x 2.71)

Consisting a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with window to rear and door to side. Integrated electric oven and hob with extractor fan over. Space and plumbing for both washing machine and dishwasher. Space for fridge/ freezer.

DINING ROOM

11'1" x 10'7" (3.38 x 3.25)

With feature bay window to rear aspect overlooking the garden. Electric radiator.

SITTING ROOM

17'7" x 12'9" (5.36 x 3.90)

Dual aspect room with window to front and double doors opening out into rear garden. Electric radiator.

UTILITY ROOM

6'2" x 6'1" (1.88 x 1.87)

Utility room with space and plumbing for washing machine and tumble dryer. Low level W.C. with hand wash basin over. Extractor fan. Obscured windows to side.

FIRST FLOOR

LANDING

Electric radiator, two windows to front and loft access. Doors into;



BEDROOM ONE

13'4" x 12'9" (4.07 x 3.90)

Large window overlooking rear garden. Electric radiator and storage cupboard. Door into;

EN-SUITE

Fully tiled en-suite with window to front comprising low level W.C., pedestal hand wash basin and walk in double shower cubicle. Heated towel rail and extractor fan.

BEDROOM TWO

11'1" x 10'7" (3.40 x 3.25)

Large window overlooking rear garden and electric radiator.

BEDROOM THREE

9'5" x 8'11" (2.89 x 2.73)

Large window overlooking rear garden and electric radiator.

BATHROOM

7'9" x 6'1" (2.37 x 1.87)

Modern suite comprising bath with shower over, low level W.C. and a wall mounted vanity hand wash basin. Window to front and side with heated towel rail and extractor fan.

OUTSIDE

A driveway providing off road parking for numerous vehicles leads up to the detached garage and front door. There is a front garden laid to lawn with gated access leading to the completely enclosed rear garden. There is a patio area that then extends further to a large rear garden laid to lawn with mature hedges. There is then a gate leading to an extended section of garden where there is a greenhouse.

GARAGE

Metal up and over door and side door.

SERVICES

Mains water, electric and drainage.

N.B

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

DIRECTIONS

From Truro proceed in an easterly direction along the A390 towards St Austell. Proceed straight over the two roundabouts by McDonalds and continue up the hill towards Asda. Take the next left hand turning at the traffic lights signposted Sawles Road, after a short distance, take the right hand turning into Eastbourne Road. Follow this road for a short distance and then take the right hand turning into Tolcarne Close and then left into Eastbourne Close. No.2 can be found on the right 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

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.