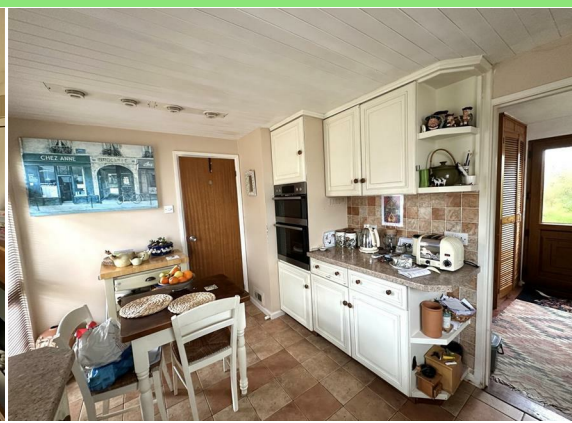




School Hill  
Mevagissey  
St. Austell  
PL26 6TG

Guide Price £400,000

- POPULAR SEASIDE LOCATION
- THREE GENEROUS BEDROOMS
- STUNNING SEA GLIMPSES
- EXPANSIVE REAR GARDEN
- BALCONY OVERLOOKING THE HARBOUR
- WITHIN WALKING DISTANCE TO THE HARBOUR
  - DOUBLE GLAZING THROUGHOUT
- PERFECT FAMILY HOME
  - OFF ROAD PARKING
  - SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1056.00 sq ft



4



1



2



E39

#### PROPERTY DESCRIPTION

Millerson Estate Agents are delighted to present this well-positioned three-bedroom detached home, located in the highly sought-after coastal village of Mevagissey.

Beautifully maintained throughout, the property offers spacious and versatile living accommodation, while also presenting an exciting opportunity for buyers to personalise and create their ideal home. Arranged over three levels, the accommodation briefly comprises a welcoming entrance hallway, a generous lounge perfect for both relaxing and entertaining, and a well-proportioned kitchen complemented by a separate dining room. In addition, there is a practical utility room and a versatile study, which could also serve as a fourth bedroom if required.

The lower levels host three well-sized bedrooms along with a family bathroom, providing comfortable living space for families or guests. The property also benefits from a balcony, offering elevated views and delightful glimpses of Mevagissey harbour.

Externally, the home features a large, enclosed rear garden an ideal space for outdoor dining, entertaining, or simply enjoying time with family in a private setting.

#### LOCATION

Nestled along Cornwall's stunning south coast, Mevagissey is a charming and lively working fishing village, centred around its historic and characterful harbour. Bursting with coastal appeal, the village boasts an excellent range of everyday amenities, including a Post Office, chemist, bakery, and a variety of independent shops, as well as inviting cafés, traditional pubs, and quality restaurants. Residents also benefit from a doctor's surgery, well-regarded primary schools, and convenient bus links to the nearby market town of St Austell, just six miles away.

St Austell provides a broader selection of shopping, business, and educational facilities, along with a mainline railway station and two secondary schools. For those who enjoy the outdoors and Cornwall's natural beauty, the renowned Lost Gardens of Heligan lie just two miles away, while the iconic Eden Project is within easy reach at approximately ten miles, offering world-class attractions right on your doorstep.

#### THE ACCOMMODATION COMPRISES

( Please find all measurements on the floorplan)

#### ENTRANCE HALL/UTILITY

uPVC double glazed door. Built in storage. Space for washing machine, tumble dryer and fridge/freezer. Skirting. Tiled flooring .

#### KITCHEN

Dual aspect double glazed window to the front and side aspect. A range of base fitted storage cupboards with a marble effect worktop. Eye-level integrated oven and grill four ring induction hob. Stainless steel wash basin with drainage board. Multiple plug sockets. Skirting. Tiled flooring.

#### FIRST FLOOR LANDING

Skimmed ceiling. Frosted double glazed door leading to garden. Panel heater. Storage cupboard. Vinyl flooring.

#### STUDY/BEDROOM FOUR

Skylight. Built in storage. Plug sockets. Skirting. Wooden flooring.

#### W/C

W/C. Vinyl flooring. Skirting.

#### BATHROOM

Skylight. Extractor fan. Partially tiled. Bath. Electric shower. Wash basin. Storage cupboard. Radiator. Vinyl flooring. Skirting.

#### LIVING ROOM

Double glazed window to the front aspect with distant harbour views. Electric fire. Panel heater. Ample plug sockets. TV point. Skirting. Wooden flooring. Double glazed door leading out to the balcony.

#### DINING ROOM

Skimmed ceiling . Double glazed window to the front and rear aspect. Panel heater. Skirting. Vinyl flooring.

#### LOWER GROUND FLOOR

#### BEDROOM ONE

Double glazed window to the rear aspect. Built in wardrobes. Panel Heater. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM TWO

Double glazed window to the rear aspect. Built in wardrobes. Panel Heater. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM THREE

Double glazed window to the rear aspect. Built in wardrobes. Panel Heater. Multiple plug sockets. Skirting. Carpeted flooring.

#### OUTSIDE

The property features a generous, well-landscaped garden with an array of mature plants, offering a wonderful space for al fresco dining or soaking up the Cornish sunshine.

#### PARKING

This property benefits from off street parking. There is also ample on street parking close-by.

#### SERVICES

This property is heated via electric panel heaters and is connected to mains electricity, water and drainage. Council Tax Band D

#### MATERIAL INFORMATION

Verified Material Information



Council Tax band: D  
Tenure: Freehold  
Property type: House  
Property construction: Standard construction  
Energy Performance rating: Survey Instructed  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Room heaters only is installed.  
Heating features: Double glazing  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good  
Parking: Driveway and Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes

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## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

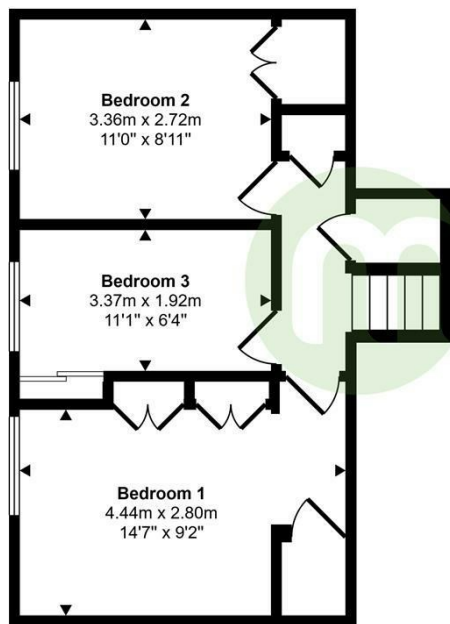
T: 01726 72289

[www.millerson.com](http://www.millerson.com)

Scan QR Code For Material Information



Approx Gross Internal Area  
98 sq m / 1056 sq ft



Lower Ground Floor  
Approx 38 sq m / 412 sq ft



Ground Floor  
Approx 60 sq m / 644 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

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