



Colenso Place

St. Austell

PL25 4SP

Offers In Excess Of  
£160,000

- MOVE-IN READY
- PERFECT FIRST HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- TWO DOUBLE BEDROOMS
- SCOPE TO CREATE OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- CONNECTED TO ALL MAINS SERVICES
- DOUBLE GLAZING THROUGHOUT
- COUNCIL TAX BAND A
- SCAN FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 1184.03 sq ft



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E42

### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this immaculate, two-bedroom mid-terrace property to the market. Being situated within the heart of St Austell Town Centre, it is within walking distance to local amenities, schools, transport links and is perfect for those looking to get their feet onto the property ladder. In brief, the property comprises of a bright and airy entrance hallway with doors leading off to an expansive reception room - the perfect place for relaxing after a long day and a well-equipped kitchen/diner. On the first floor, you will find two double bedrooms and the family bathroom. Externally, this property benefits from having an enclosed rear garden, ideal for a spot of Al Fresco dining while enjoying the Cornish sunshine. There is plenty of on street parking available close by with scope to create off road parking, subject to the relevant planning permissions. The property is connected to mains electricity, water, and drainage and falls within Council Tax Band A. The heating is distributed via mains fed gas radiators. Viewings are highly recommended to appreciate all this property has to offer.

### LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

### ACCOMMODATION COMPRISES

(all measurements are approximate)

### ENTRANCE HALLWAY

uPVC double glazed door. Skimmed ceiling. Consumer unit. Skirting. Vinyl flooring. Door leading into:

### LOUNGE

13'9" x 12'10" (4.20m x 3.93m )

Skimmed ceiling. Two double glazed windows to the front aspect. Beautiful open fire with wooden mantle and slate hearth. Under-stairs storage cupboard. Radiator. Multiple plug sockets. Television point. Skirting. Laminate flooring. Doorway leading to:

### KITCHEN/DINER

16'0" x 7'10" (4.90m x 2.40m )

Skimmed ceiling. Coving. Two double glazed windows to the rear aspect. Extractor fan. A range of wall and base fitted storage cupboards. Splash back tiling. Soft close draws. Oak effect worktop. Space for an electric oven, fridge freezer and washing machine. Wash basin with stainless steel drainage board. Multiple plug sockets. Radiator. Skirting. Vinyl flooring.

### FIRST FLOOR LANDING

Smoke alarm. Skirting. Carpeted flooring. Doors leading to:

### BEDROOM ONE

13'2" x 9'10" (4.02m x 3.02m )

Skimmed ceiling. Double glazed window to the front aspect. Built-in storage cupboard housing the combination boiler. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### BEDROOM TWO

11'10" x 8'7" (3.62m x 2.63m )

Skimmed ceiling. Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### BATHROOM

8'7" x 7'0" (2.62m x 2.14m)

Loft access. Skimmed ceiling. Frosted double glazed windows to the rear aspect. Splash-back tiling. Bath. Wash basin with vanity unit under. Radiator. W.C. Skirting. Wooden flooring.

### OUTSIDE

To the rear of the property there is an enclosed laid to lawn rear garden, laying along the periphery there is an abundance of strategically placed foliage. To the rear of the property there is a concrete built shed, perfect for storing all your gardening equipment.

Please note there is a right of way to the rear of the property.

### OUTSIDE W.C.

4'3" x 2'10" (1.32m x 0.87m )

### EXTERNAL STORAGE

4'3" x 2'10" (1.32m x 0.87m )

### PARKING

There is plenty of on street parking available close by with scope to create off road parking, subject to the relevant planning permissions.

### AGENTS NOTES

This property is liable to an annual service charge of £78.94 which is payable to Ocean Housing. \*This is subject to annual review.



### SERVICES

This property is connect to main water, electricity, gas and drainage.

### MATERIAL INFORMATION

Verified Material Information

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good

Parking: On Street, 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: Yes: Right of Way across rear of the property.

Long-term area flood risk: 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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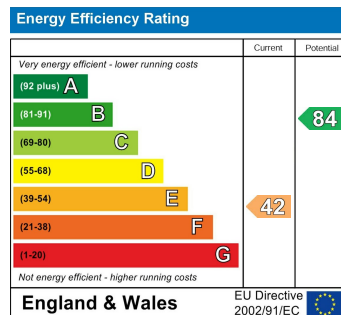
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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## Directions To Property

When traveling along East Hill with Farm Foods on your left-hand side. When approaching the traffic lights, take the right onto Eastbourne Road. Continue along, passing Belmont Road on your left. When arriving at the junction, continue over, take the next left onto Colenso Place where the property will be situated on your left-hand side.

## Contact Us

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