

Brookside  
St. Austell  
PL25 4HL

Offers In Excess Of  
£270,000

- NO ONWARD CHAIN
- THREE/FOUR WELL-PROPORTIONED BEDROOMS
- COASTAL VIEWS
- OFF ROAD PARKING AVAILABLE
- PERFECT FAMILY HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- RECENTLY INSTALLED HOWDENS KITCHEN
- RENOVATED DOWNSTAIRS SHOWER ROOM
- ENCLOSED REAR GARDEN
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION





Tenure - Freehold

Council Tax Band - C

Floor Area - 1259.37 sq ft



4



2



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D59

### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this four-bedroom, end of terrace property, to the market. The property is thoughtfully arranged over three floors and is set within a sought-after residential location.

Upon entering, you are welcomed into a bright and airy hallway with doors leading into an expansive kitchen/diner a culinary enthusiast's dream, making meal preparation a pleasure. With four generously sized bedrooms, a well-appointed bathroom and recently renovated downstairs shower room, there is ample space for a growing family.

At the heart of the property, you will find a spacious lounge, which features stunning coastal views, perfect for entertaining, family gatherings or relaxing after a long day.

Externally, this property benefits from an enclosed rear garden perfect for relaxation, summer soirees or an ideal space for children to play. The property also benefits from having off-road parking for two vehicles. It is connected to mains water, gas, electricity and drainage. It also falls within Council Tax Band C. 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.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

### ENTRANCE HALLWAY

uPVC double glazed door. Recessed spotlights. Multiple built-in storage

cupboards. Radiator. Multiple plug sockets. Skirting. Tiled flooring. Doors leading into:

### KITCHEN/DINER

Skimmed ceiling. Double glazed window to the front aspect. Consumer unit. A range of wall and base fitted units and drawers with wood effect worktop space. Built-in storage cupboard, which housing the Glow-worm gas boiler. Integrated fan oven with four ring Lamorna hob and extractor hood over. Ceramic sink basin. Space for a fridge-freezer, washing machine, dishwasher and tumble dryer. Splash back tiling. Multiple plug sockets. Radiator. Skirting. Vinyl flooring.

### DOWNSTAIRS SHOWER ROOM

6'3" x 3'2" (1.91m x 0.98m )

Skimmed ceiling. Recessed spotlights. Extractor fan. Frosted double glazed window to the front aspect. Shower cubicle housing mains fed waterfall shower. Ceramic splash back tiling. Wash basin with mixer tap. W.C. Tiled flooring.

### OFFICE/BEDROOM FOUR

11'11" x 10'8" (3.64m x 3.27m)

Double glazed window to the rear aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

### FIRST FLOOR LANDING

Skimmed ceiling. Double glazed window to the front aspect. Plug sockets. Skirting. Newly carpeted flooring. Doors leading into:

### LOUNGE

14'11" x 10'8" (4.56m x 3.27m )

Coving. Bay window to the front aspect. Electric fire place. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

### BEDROOM THREE

14'11" x 8'2" (4.56m x 2.49m )

Coving. Two double glazed windows to the rear aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

### SECOND FLOOR LANDING

Coving. Access into a partially boarded loft space. Dri-Master. Double glazed window to the rear aspect. Plug socket. Skirting. Newly carpeted flooring.



### BEDROOM TWO

11'0" x 8'11" (3.36m x 2.72m )

Double glazed window to the rear aspect. Built-in storage cupboard. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### BATHROOM

7'10" x 5'7" (2.41m x 1.71m )

Recessed spotlights. Frosted double glazed windows to the side aspect. Extractor fan. Splash-back tiling through out. Electric shower over the bath. Heated towel rail. Wash basin. W.C. Vinyl flooring.

### BEDROOM ONE

13'3" x 10'11" (4.06 x 3.33)

Coving. Two double glazed windows to the front aspect of the property. Built-in storage cupboards, which are currently being utilised as wardrobe space. Two radiators. Multiple plug sockets. Television point. Skirting. Carpeted flooring.

### OUTSIDE

This property benefits from an enclosed rear garden perfect for relaxation, summer soirees or an ideal space for children to play.

### PARKING

This property has off-road parking for two vehicles. On-street parking can also be found close by.

### SERVICES

It is connected to mains water, gas, electricity and drainage. It also falls within Council Tax Band C.

### MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity





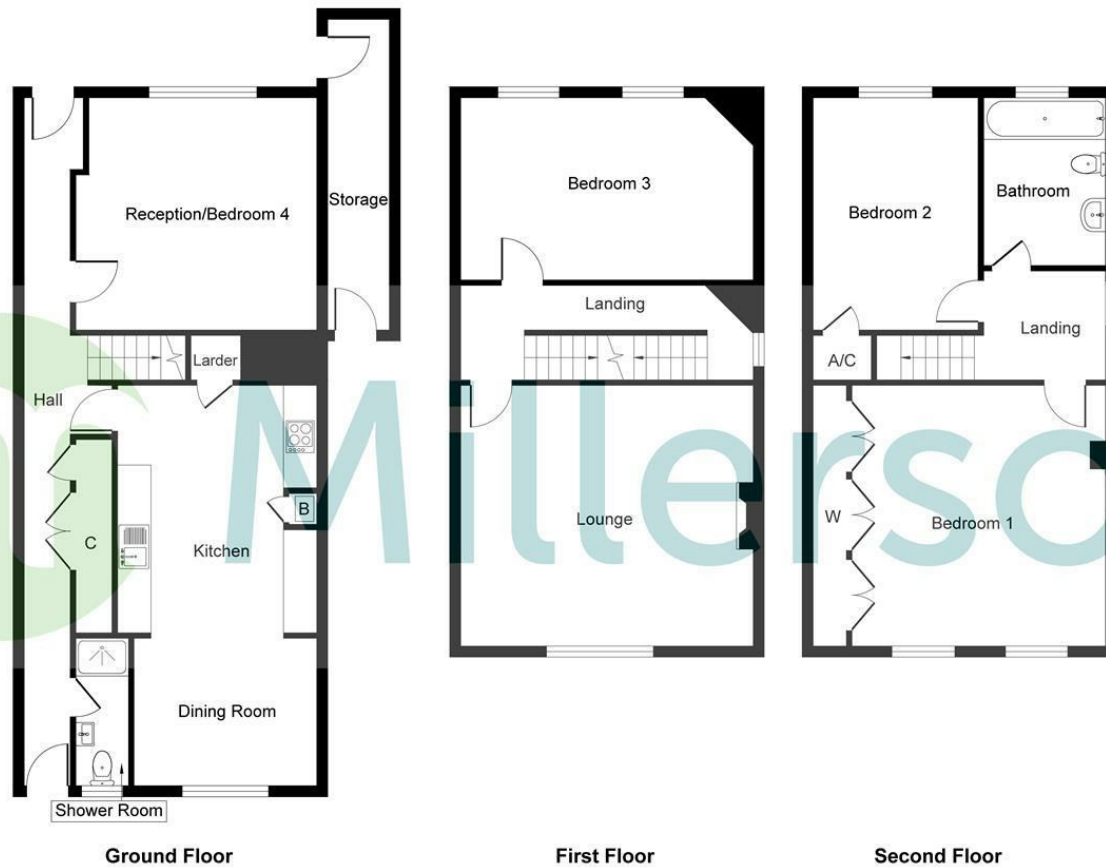


Brookside, St. Austell, PL25 4HL



Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Driveway  
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  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: D  
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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

## Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager  
Lizzie Collins

01726 72236

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