

Park Way  
St. Austell  
PL25 4HR

Guide Price £230,000

- BEAUTIFULLY FINISHED HOME
- THREE DOUBLE BEDROOMS
- LANDSCAPED REAR GARDEN
- CLEVERLY CONVERTED GARAGE
  - OFF ROAD PARKING
  - PERFECT FIRST HOME
- EXPECTED RENTAL INCOME OF £1,200 PCM
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION





Tenure - Freehold

Council Tax Band - B

Floor Area - 979.51 sq ft



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C75

#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to introduce to the market this beautifully presented and deceptively spacious three-bedroom mid-terrace home, ideally positioned within the ever-popular residential location of Park Way. Offering generous and versatile accommodation across two floors, together with a thoughtfully landscaped rear garden and private driveway parking for two vehicles, this appealing property represents an excellent opportunity for a wide range of buyers. Whether you are taking your first steps onto the property ladder, looking for a comfortable family home or seeking a sound addition to an existing property portfolio, this attractive home is certainly worthy of closer inspection.

The property immediately creates a welcoming impression, with a bright and airy entrance porch providing a useful transitional space before leading into the main body of the home. The expansive lounge is a particularly inviting room, offering excellent proportions and plenty of space for a range of furniture configurations, the room provides a pleasant focal point to the ground floor and leads naturally through towards the kitchen/diner.

The kitchen/diner is well-appointed and provides a practical and sociable heart to the home. There is ample room for both kitchen facilities and a dedicated dining area, making this an ideal space for everyday family life, entertaining guests or enjoying relaxed meals together. From the kitchen, doors lead through to the cleverly converted former garage, which has been transformed into a highly useful utility and storage area. This additional space offers considerable practicality, providing somewhere to house laundry facilities, additional appliances, household equipment and general storage, while also helping to keep the main living areas uncluttered.

Ascending to the first floor, the sense of space continues, with three generously proportioned double bedrooms. Each room offers excellent flexibility and could comfortably accommodate a variety of bedroom furniture, with the additional space also lending itself to use as a home office, dressing area or guest accommodation depending on the needs of the next owner. Completing the first floor is the family bathroom, providing the necessary facilities for modern family living.

One of the real highlights of this property is the beautifully landscaped rear garden, which has been carefully designed and maintained by the current owners. Arranged over two tiers, the garden offers a wonderful combination of practicality and outdoor entertaining space. The lower section has been attractively paved, creating an ideal area in which to sit back, relax and make the most of the Cornish climate. Whether enjoying a morning coffee, dining alfresco, hosting a summer barbecue or entertaining friends and family, this area provides a fantastic extension of the living accommodation during the warmer months.

Paved steps lead upwards to the second tier of the garden, which has been finished with shingle and provides a further useful outdoor area. An outbuilding can also be found here, offering valuable additional storage for garden furniture, tools, bicycles and other household belongings. The tiered layout gives the garden a pleasing sense of depth and character, while also creating distinct areas for relaxing, entertaining and storage.

To the front, the property benefits from a private driveway providing off-road parking.

Further benefits include a recently installed gas boiler and replacement windows, providing additional peace of mind for the new owner. The property is connected to mains water, electricity and drainage and falls within Council Tax Band B.

#### LOCATION

Park Way is ideally situated within a popular residential area of St Austell, conveniently placed for a range of everyday amenities, including supermarkets, shops, cafés, restaurants and local services. The area is well served by a selection of schools, while the beautiful Cornish coastline and popular destinations including Charlestown, Carlyon Bay, Porthpean, the Eden Project and Lost Gardens of Heligan are all within easy reach. St Austell railway station provides regular mainline services towards Truro, Plymouth, Exeter and London, while excellent road links via the A390 and A391 provide easy access to the A30 and the wider county, making this an excellent base for both local and further travel.

#### THE ACCOMMODATION COMPRISES

(All measurements are approximate and can be found within the floorplan)

#### ENTRANCE PORCH

Double glazed door leading into:

#### LOUNGE

Coving. Full-length double-glazed windows to the front aspect. Electric fireplace. Radiator. Television point. Multiple plug sockets. Skirting boards. Laminate flooring.

#### KITCHEN/DINER

Coving. Double-glazed window to the rear aspect. A range of fitted wall and base storage cupboards and drawers. Stainless steel sink with drainer. Integrated oven with gas ring hob and extractor hood over. Space for white goods. Radiator. Multiple plug sockets. Skirting boards. Laminate flooring.

#### INNER HALLWAY

Coving. Under-stairs storage cupboard. Radiator. Multiple plug sockets. Skirting boards. Vinyl flooring.

#### UTILITY ROOM

A range of fitted wall and base storage cupboards and drawers. Stainless steel sink with drainer. Space for white goods. Multiple plug sockets. Laminate flooring.

#### STORAGE ROOM/GARAGE

Metal up and over door.

#### FIRST FLOOR LANDING

Coving. Smoke alarm. Access to a partially boarded loft space. Built-in storage cupboard housing a new Baxi boiler. Multiple plug sockets. Skirting boards. Carpeted flooring.

#### BEDROOM ONE

Coving. Double-glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting boards. Carpeted flooring.

#### BEDROOM TWO

Coving. Double-glazed window to the front aspect. Radiator. Multiple power sockets. Skirting boards. Carpeted flooring.

#### BATHROOM

Panelled ceiling. Extractor fan. Frosted double-glazed window to the rear aspect. Splashback panelling throughout. Electric shower over the bath. Vanity wash basin with storage cupboards underneath. W.C. Radiator. Vinyl flooring.

#### BEDROOM THREE

Coving. Double-glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting boards. Carpeted flooring.

#### EXTERNALLY



#### PARKING

To the front, the property benefits from a private driveway providing off-road parking.

#### GARDEN

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Paved steps lead upwards to the second tier of the garden, which has been finished with shingle and provides a further useful outdoor area. An outbuilding can also be found here, offering valuable additional storage for garden furniture, tools, bicycles and other household belongings. The tiered layout gives the garden a pleasing sense of depth and character, while also creating distinct areas for relaxing, entertaining and storage.

#### SERVICES

Further benefits include a recently installed gas boiler and replacement windows, providing additional peace of mind for the new owner. The property is connected to mains water, electricity and drainage and falls within Council Tax Band B.

#### MATERIAL INFORMATION

# Verified Material Information

## Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: C

## The building

Mid-terrace house, standard construction

Accessibility adaptations: None

## Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone good, Three great, EE good

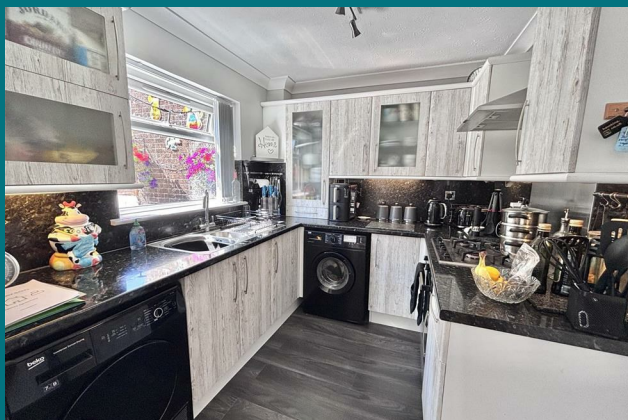
Parking: Driveway

Not in a controlled parking zone

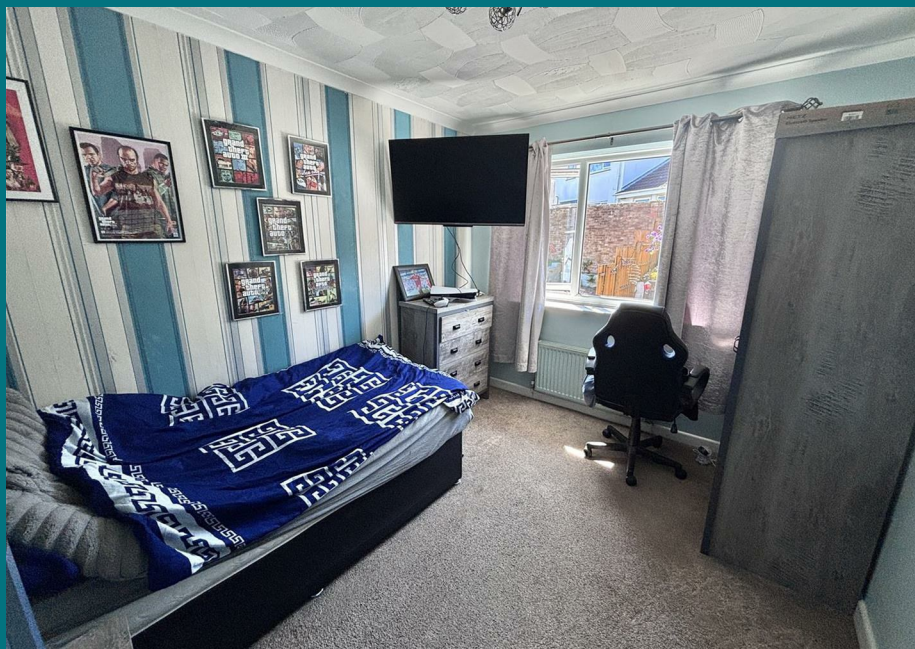
No disabled parking available

## Risks and restrictions

Not a listed building







Park Way, St. Austell



Not in a conservation area

No tree preservation order

Title register restrictions (CL38724):

- The owner must not interfere with the water channel known as the Port Leat or stop the free flow of water through it.
- The owner cannot change the outside look or layout of the house without getting written permission from the original developer.
- The property must only be used as a private home; no businesses or trades are allowed to be run from the premises.
- The front garden area cannot be used for hanging out washing, storing rubbish or building materials, or putting up any sheds or buildings.
- The owner is required to keep both the front and back gardens in a clean and tidy condition.
- No fences, walls, or trellis work of any kind can be put up in the front garden area.
- The owner cannot keep any boats, caravans, or mobile homes on the property.
- External television or radio aerials and similar equipment are not allowed to be installed on the property.
- The owner must not put up any structures or plants that would block the view for drivers on the road (highway sight lines).
- The Duchy of Cornwall has the right to enter the land to search for and remove minerals, provided they pay for any damage caused to the surface of the land.

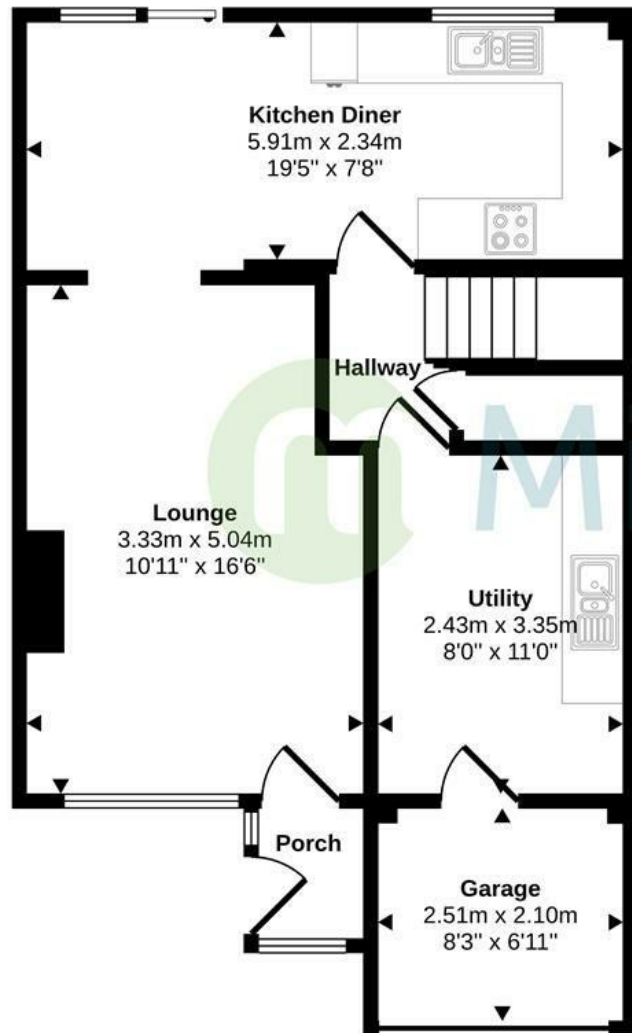
Non-coal mining area: yes

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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.



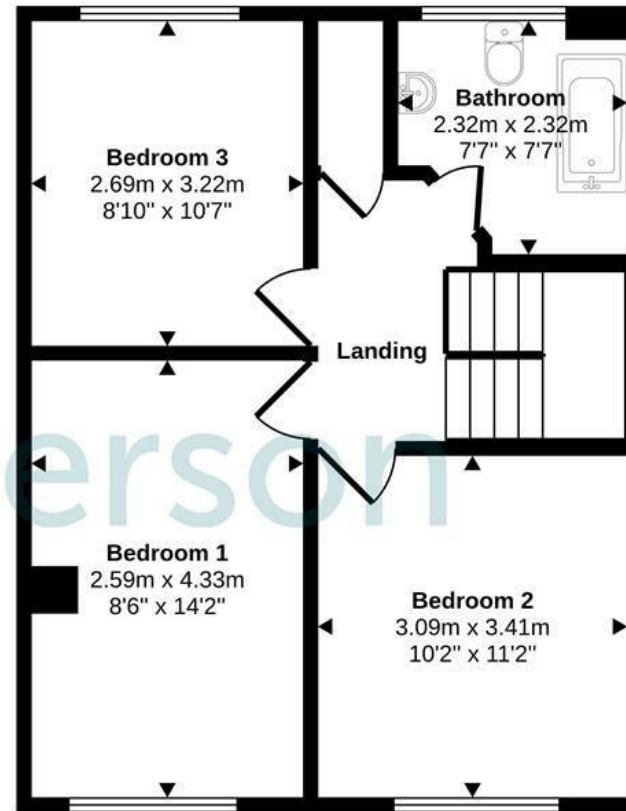
Approx Gross Internal Area  
98 sq m / 1057 sq ft



## Ground Floor

Approx 53 sq m / 568 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.



## First Floor

Approx 45 sq m / 489 sq ft

## 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

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 For Material Information



Scan  
me!

| 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>                            | 75      | 81                         |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |