



Bethel Road
St. Austell
PL25 3HB
Guide Price £250,000

- NO ONWARD CHAIN
- TWO WELL-PROPORTIONED BEDROOMS
- EXPANSIVE REAR GARDEN
- OFF ROAD PARKING PLUS GARAGE
 - WELL-APPOINTED KITCHEN
 - CONSERVATORY
- PERFECT FIRST/FAMILY HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 678.13 sq ft



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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this charming two-bedroom detached bungalow to the market. Ideally positioned within easy reach of local amenities, transport links, and everyday conveniences, this property offers an exciting opportunity for a variety of purchasers, including first-time buyers, downsizers, and those seeking a home they can modernise and personalise to their own tastes.

The accommodation is both light-filled and well-proportioned throughout. A bright and welcoming entrance hallway provides access to all principal rooms, including a spacious lounge which offers an excellent setting for relaxation and entertaining. The property further benefits from a well-appointed kitchen, two generous double bedrooms, and a practical wet room. Completing the accommodation is a delightful conservatory, enjoying attractive views over the rear garden and providing an ideal space to unwind while appreciating the surrounding outdoor space.

Externally, the property boasts a substantial rear garden, offering a wonderful blank canvas for keen gardeners and families alike. Predominantly laid to lawn with mature planting and established boundaries, the garden provides a good degree of privacy and ample space for outdoor dining, recreation, and future landscaping opportunities. To the front and side, there is an abundance of off-road parking, making it ideal for households with multiple vehicles, whilst a detached garage provides additional storage, workshop space, or secure parking.

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

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 measurements are approximate and can be found within the floorplan)

ENTRANCE

uPVC composite front door. Skimmed ceiling. Frosted double-glazed window to the front aspect. Radiator. Vinyl flooring.

INNER HALLWAY

Dri-Master unit. Access to loft space. Thermostat. Radiator. Skirting boards. Vinyl flooring. Doors leading to:

LOUNGE/DINER

Coving. Electric fireplace. Radiator. Television point. Multiple power sockets. Skirting boards. Carpeted flooring. Door leading out to the rear garden.

BEDROOM ONE

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

BEDROOM TWO

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

WET-ROOM

Coving. Extractor fan. Frosted double-glazed window to the rear aspect. Splashback panelling. Electric shower. Wash basin. W.C. Vinyl flooring.



KITCHEN

Recessed spotlights. Extractor fan. Double-glazed window to the side aspect. Wall-mounted Worcester boiler. A range of fitted base units with storage cupboards and drawers. Integrated Hotpoint oven and grill with four-ring hob. Splashback tiling. Stainless steel sink with drainer. Space for under-counter appliances. Radiator. Telephone point. Multiple power sockets. Skirting boards. Wooden flooring. Doors leading to:

CONSERVATORY

Multiple double-glazed windows. Ample power sockets. Vinyl flooring. Doors leading out to the rear garden.

EXTERNALLY

GARDEN

Externally, the property boasts a substantial rear garden, offering a wonderful blank canvas for keen gardeners and families alike. Predominantly laid to lawn with mature planting and established boundaries, the garden provides a good degree of privacy and ample space for outdoor dining, recreation, and future landscaping opportunities.

PARKING

To the front and side, there is an abundance of off-road parking, making it ideal for households with multiple vehicles, whilst a detached garage provides additional storage, workshop space, or secure parking.

SERVICES

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

MATERIAL INFORMATION





Bethel Road, St. Austell

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: D

The building

Detached bungalow, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Off Street, and On Street

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL120991):

- The owner of the underground minerals is not required to provide support for the surface of the land or any buildings on it. This means if the land or house were to settle or move because of mineral extraction, the mineral owner would not be legally responsible.

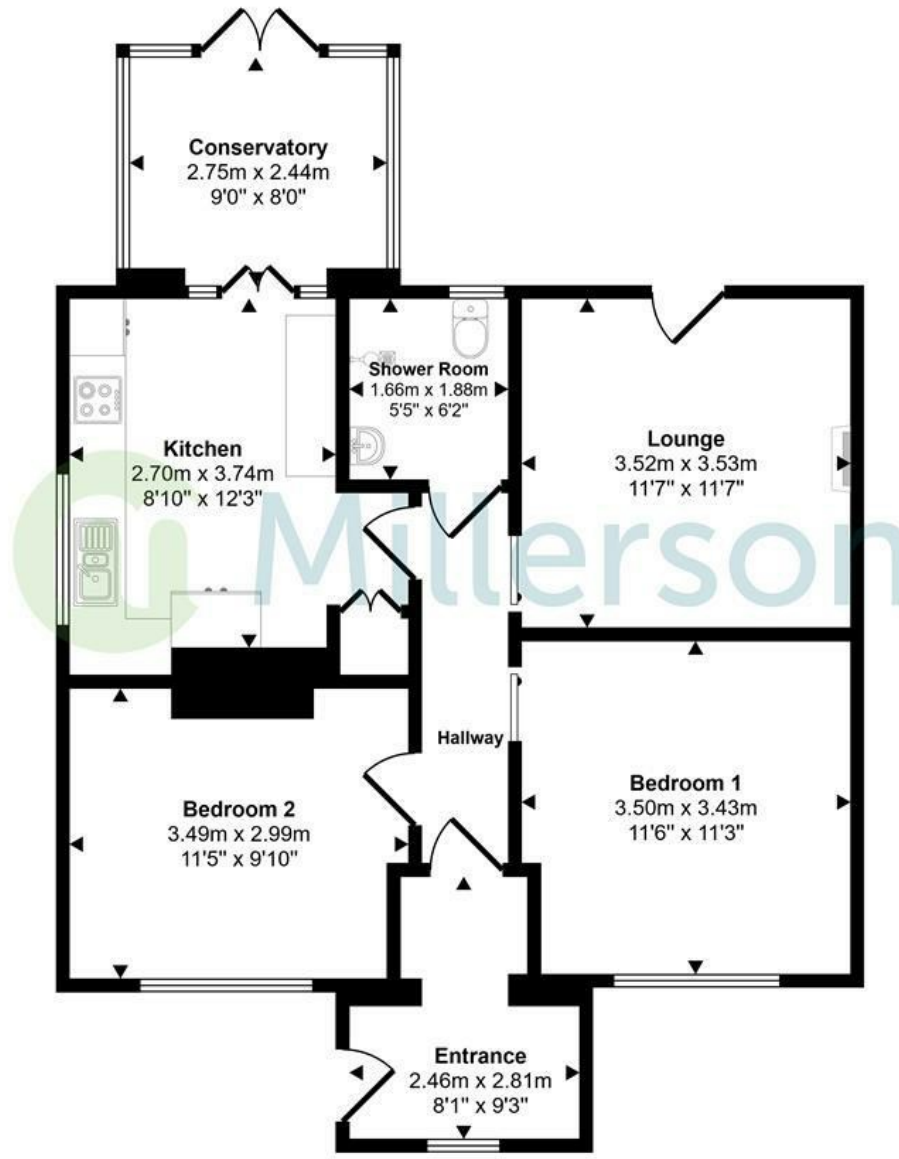
Non-coal mining area: yes

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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
70 sq m / 758 sq ft



Floorplan

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.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	