

EST. 1999

CAMEL

COASTAL & COUNTRY



4 Rosina Way

Penwithick, PL26 8TS

Guide Price £185,000



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The Property

The perfect opportunity to acquire a three bedroom semi-detached home, ideal as a first home or for those looking to move up or down the housing ladder.

Presented to a very high standard throughout, the property offers well-proportioned accommodation comprising a kitchen/diner with French doors leading out to an elevated sun terrace, where you can sit and enjoy the countryside views. There is a spacious living room and ground floor WC, while on the first floor are three bedrooms and a modern family bathroom.

Outside, alongside the sun terrace, there is an enclosed, low-maintenance garden and two driveways providing parking for two to three cars.

The property further benefits from countryside views to the front, electric heating and uPVC double glazing throughout.

The property is situated within the popular village of Penwithick, approximately 2½ miles from St Austell. The village has a traditional Cornish community feel and provides a range of everyday amenities, including a local shop and Post Office, social club and takeaway facilities. The surrounding area also offers numerous footpaths and countryside walks, with the wider Clay Country providing plenty of opportunities to enjoy the outdoors.

Penwithick is well placed for those needing access to St Austell and the wider area, with the A30 easily accessible via the surrounding road network. St Austell provides a comprehensive range of shopping, educational and leisure facilities, together with a mainline railway station, leisure centre, restaurants, cafés and supermarkets.

The town of St Austell further benefits from a shopping complex, mainline railway station, library, leisure centre and a range of restaurants, cafés and artisan bakeries, as

well as primary, secondary and tertiary education.

Approximately 14 miles west of St Austell is the cathedral city of Truro, offering a wider range of retail and leisure facilities, while approximately 15 miles to the north-west is the popular seaside town of Newquay.

Entrance Hall

8'2 x 3'2 (2.49m x 0.97m)

W.C

5'5 x 2'9 (1.65m x 0.84m)

Living Room

16'4 x 12'11 (4.98m x 3.94m)

Kitchen/Diner

12'11 x 9'2 (3.94m x 2.79m)

Landing

Bedroom One

12'11 x 9'2 (3.94m x 2.79m)

Bedroom Two

9'7 x 8'6 (2.92m x 2.59m)

Bedroom Three

7'0 x 6'6 (2.13m x 1.98m)

Bathroom

6'4 x 5'10 (1.93m x 1.78m)

Parking

The property offers two driveways that provides parking for three cars.

Gardens

From the kitchen/diner you have French doors that lead to the raised sun terrace where you can sit and take in the countryside views. From here there steps leading down to the lower section of garden, also low maintenance and fully enclosed. Here you will also find a gate to the front of the property.

Directions

Sat Nav: PL26 8TS

What3words: ///quietly.divisible.trending

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2005

Construction Type: Brick and Block

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: E53

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

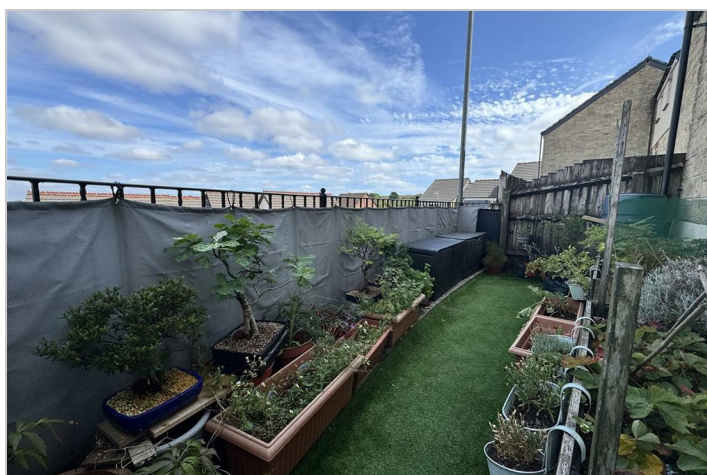
PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy

cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



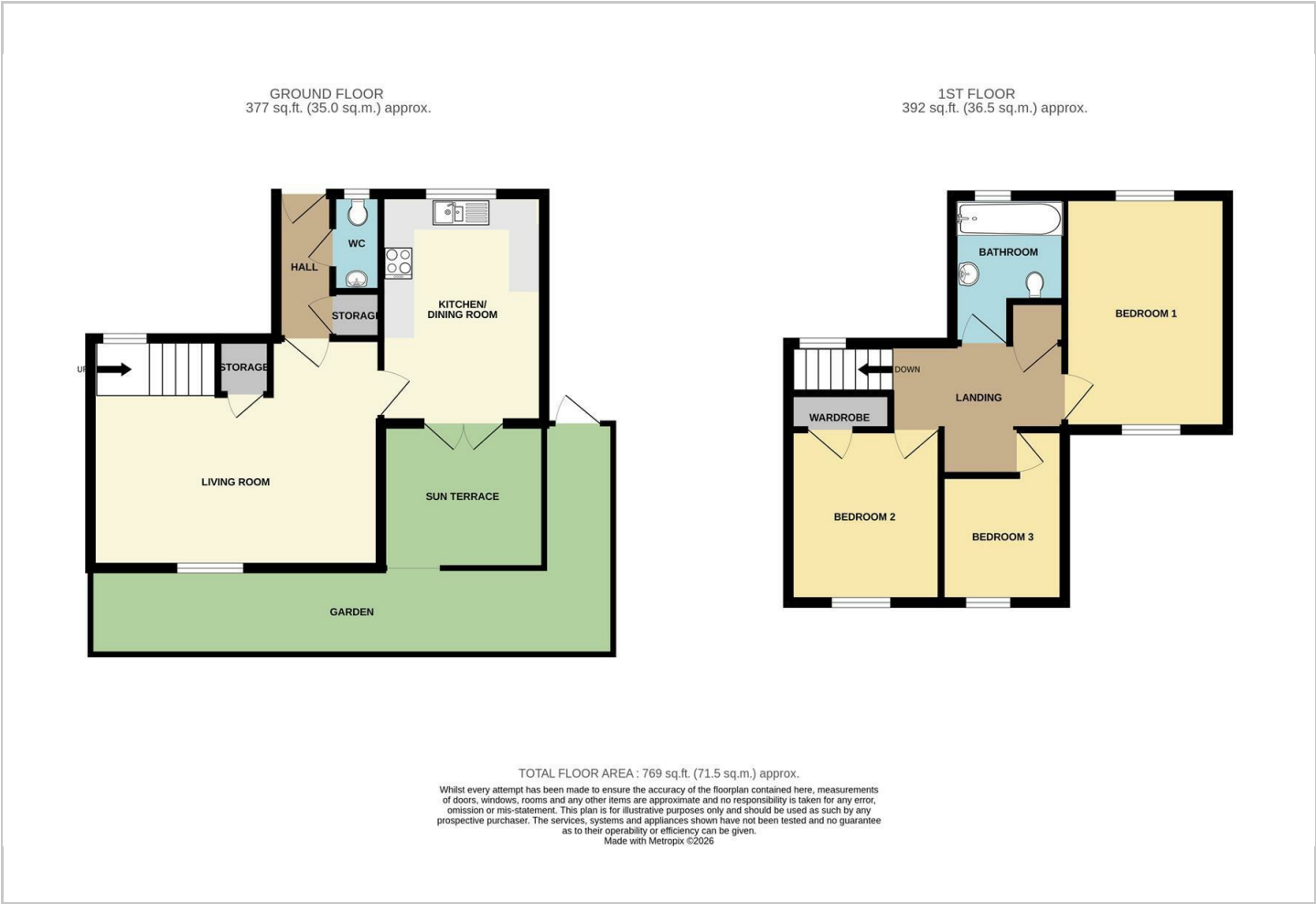
Hybrid Map



Terrain Map



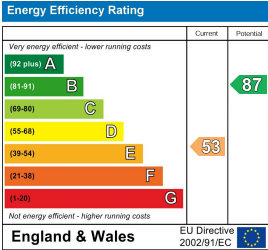
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.