

37 PENMERE ROAD, ST AUSTELL, CORNWALL PL25 3PE

PRICE £279,950



FOR SALE A WELL PRESENTED LARGER THREE DOUBLED BEDROOM SEMI DETACHED HOUSE DELIGHTFULLY SITUATED IN A QUIET CUL DE SAC POSITION ON THE LEVEL AND WITHIN EASY WALKING DISTANCE OF LOCAL SCHOOLS AND SHOPS. THE ACCOMMODATION COMPRISES OF ENTRANCE PORCH, DUEL ASPECT LOUNGE/DINING ROOM, KITCHEN, INNER HALL, INTEGRAL GARAGE, THREE DOUBLE BEDROOMS, BATHROOM AND SEPARATE W.C. OUTSIDE PARKING FOR TWO CARS SIDE ACCESS TO A LOVELY ENCLOSED REAR GARDEN. THIS IS A VERY POPULAR AREA FOR MANY REASONS AND OFFERS EXCELLANT FAMILY ACCOMMODATION.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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The Property

For sale a well presented larger three double bedroom semi detached house delightfully situated in a quiet cul de sac position on the level and within easy walking distance of local schools and shops. The accommodation comprises of Entrance porch, dual aspect lounge/dinning room, kitchen, inner hall, integral garage, three double bedrooms, bathroom and separate W.C. Outside parking for two cars side access to a lovely enclosed rear garden. This is a very popular area for many reasons and offers excellent family accommodation. The property also enjoys gas central heating and U.p.v.c. windows and doors.

St Austell is one of the largest towns in Cornwall and offers a wider range of shopping facilities including the larger supermarkets and entertainments such as a bowling alley, leisure centre and cinema. Further afield lie the beaches of both the north and south coasts, the picturesque harbours of Charlestown and Mevagissey, the Lost Gardens of Heligan and of course the Eden Project. Surrounding the Cornish town of St Austell and its neighbouring villages is a surreal landscape created by more than two hundred years of clay mining.

Room Descriptions

Entrance lobby

Part leaded paneled upvc door and side screen to entrance lobby. Radiator. Full glazed door leading to:

Lounge / Dining Room

3.17m x 5.23m (10' 5" x 17' 2") narrows to the dining area 2.36m x 2.485m (7' 9" x 8' 2"). Window to the front. Two radiators. Small pane door to the inner lobby. Window to the rear. Natural slate open fireplace with raised slate hearth and mantle.

Kitchen

3.118m x 2.216m (10' 3" x 7' 3"). Full glazed door to the rear. Window to the rear. Useful larder style cupboard with storage. Range of high level cupboards and work top with roll edge. Space for cooker. Space and plumbing for washing machine. Sink unit and tiled splash back.

Bedroom 1

14' 5" x 9' 1" (4.39m x 2.77m) Window to the rear, fitted mirrored double wardrobe cupboard.

Bedroom 2

11' 7" x 10' 3" (3.53m x 3.12m) Window to the rear.

Bedroom 3

2.5m x 3.225m (8' 2" x 10' 7"). Fitted part mirrored double wardrobe cupboard with built in shelving unit. Single wardrobe cupboard in the corner.

Bathroom

Towel radiator. Fully tiled walls. Wash hand basin, panel bath and a built in mains shower. Built in shelved storage cupboard. Window to the rear.

Separate WC

Low Level W.C. Window the the rear.

Outside

To the front of the property is a concrete driveway with small lawned area to the right and then further access to the side via a wooden gate. The rear garden is very nicely enclosed with wooden fencing to all sides and a lawn area with attractive timber decked section with Purgola. There is also a raised wooden seated area.