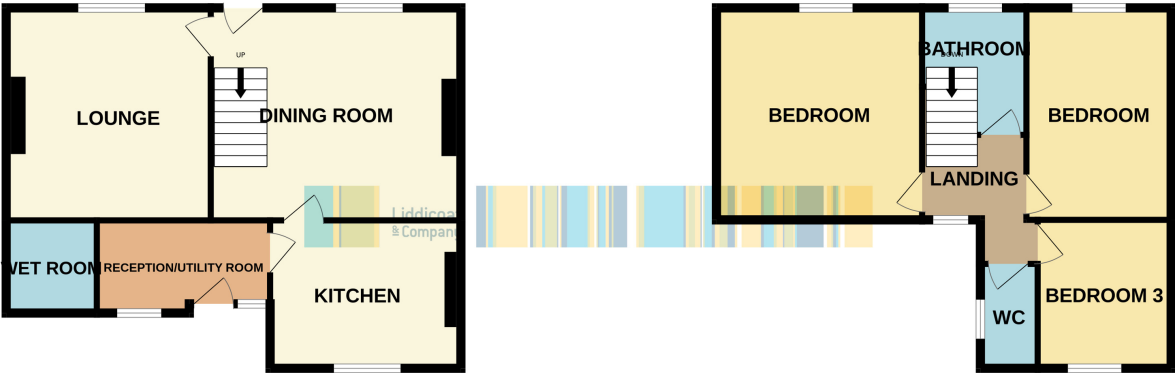


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BODMIN ROAD, ST AUSTELL

PRICE £249,950



FOR SALE AND CHAIN FREE IS THIS ATTRACTIVE STONE BUILT PERIOD HOUSE OFFERING CONVENIENCE AND SPACIOUS THREE BEDROOM ACCOMMODATION WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE.



The Property

Welcome to this charming three-bedroom semi-detached house, perfectly situated in a sought-after neighbourhood. Offering an ideal blend of comfort and contemporary living, this delightful home presents two spacious reception rooms and two bathrooms, making it a perfect choice for families and professionals alike.

The adjoining second reception room offers flexible space, ideal for a formal dining area, home office, or playroom, adapting effortlessly to your lifestyle needs.

Upstairs, you will find three generously sized bedrooms that provide plenty of space. The additional family bathroom is beautifully finished, serving the other bedrooms and guests with ease.

Outside, the property boasts a well-maintained garden to the rear, perfect for outdoor dining, gardening, or simply enjoying the fresh air in an elevated setting. There is also off-street parking available, adding to the convenience of this wonderful home.

Located close to excellent schools, local shops, and transport links, this semi-detached house enjoys easy access to everything you need for modern living. Whether you are commuting or exploring nearby parks and leisure facilities, this location offers something for everyone.

This property represents an exceptional opportunity to purchase a versatile home that combines classic charm with contemporary comforts. Don't miss your chance to make this lovely house your new home. Arrange a viewing today and experience all that this fantastic property has to offer.

Room Descriptions

Lounge

16' 8" x 13' 3" (5.08m x 4.04m)
With half glazed UPVC door leading to the rear garden, Granite threshold, Sash effect UPVC window to the front, stairs to the first floor, natural tongue and grooved wood flooring recessed lighting, open fireplace with Slate hearth and wooden surround, wooden mantel. Door to the dining room and kitchen.

Dining Room

13' 2" x 13' 2" (4.01m x 4.01m)
Sash effect UPVC window to the front, ornate cornicing, exposed tongue and groove wooden floor.

Kitchen

12' 6" x 9' 5" (3.81m x 2.87m)
Featuring a mixture of Slate and Granite tiled flooring, plus recess for oven, originally for a Rayburn, Granite tiled work surfaces with wooden fronted work surfaces, Belfast sink unit with mixer tap, small paned UPVC window to the front, wall mounted Baxi boiler supplying radiators and hot water, open reach BT point, door to the entrance lobby.

Entrance lobby

9' 7" x 6' 2" (2.92m x 1.88m) With full glazed UPVC door, fitted with worktop with sink unit, space and plumbing for washing machine, and tumble dryer, natural slate floor.

Wet Room

5' 6" x 6' 0" (1.68m x 1.83m) Fitted with mains shower, fully tiled walls and floor, low level W.C.

Landing

With a small wooden sash window to the roadside.

Bedroom 1

12' 11" x 13' 2" (3.94m x 4.01m)
Exposed wooden floor, large UPVC window to the rear with great views over the town and Gover valley.

Bathroom

5' 0" x 6' 5" (1.52m x 1.96m) Plus door recess, fitted with a corner bath with shower mixer attachment, low voltage lighting, wash hand basin, window to the rear.

Bedroom 2

9' 6" x 13' 9" (2.90m x 4.19m)
Sash window to the rear with elevated views, wrought iron fireplace.

Bedroom 3

8' 11" x 10' 1" (2.72m x 3.07m)
Small paned UPVC window, exposed wooden floor.

Separate W.C.

6' 10" x 3' 0" (2.08m x 0.91m) With white low level W.C. wash hand basin, small paned wooden sash window.

Outside

From the roadside approaching the property is an concrete hardstanding area suitable for one car. From this point there are granite steps leading down to a courtyard area which leads to the front door and there is a right of way which leads to a separate parking area for two cars. From the hard standing area there is a left hand side pathway leading to the level private south facing garden.