

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.

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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74 PARK WAY, ST AUSTELL, CORNWALL PL25 4HR

PRICE £234,950



FOR SALE AND CHAIN FREE IS THIS MODERN SEMI DETACHED THREE BEDROOM HOUSE SITUATED ON THIS HIGHLY POPULAR RESIDENTIAL DEVELOPEMENT LOCATED WITHIN CLOSE PROXIMITY TO LOCAL SHOPS AND SCHOOLS IDEAL FOR FAMILY LIVING REQUIREMENTS. THE GAS CENTRALLY HEATED ACCOMMODATION COMPRISES OF ENTRANCE LOBBY, LOUNGE, KITCHEN/DINING ROOM, CONSERVATORY, THREE BEDROOMS AND BATHROOM. OUTSIDE GARAGE, HARDSTANDING SPACE AND GARDENS TO THE FRONT AND REAR WITH A VERY PLEASING OPEN OUTLOOK.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

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The Property

For sale and chain free is this modern semi detached three bedroom house situated on this highly popular residential development located within close proximity to local shops and schools ideal for family living requirements. The gas centrally heated accommodation comprises of Entrance lobby, lounge, kitchen/dining room, conservatory, three bedrooms and bathroom. Outside garage, hardstanding space and gardens to the front and rear with a very pleasing open outlook.

Room Descriptions

Entrance Lobby

With part glazed U.p.v.c. door, stairs to the first floor, door to the lounge.

Lounge

14' 0" x 10' 3" (4.27m x 3.12m)
With window to the front, unders stairs cupboard, open fireplace, door to the kitchen/dining room.

Kitchen/Dining Room

15' 3" x 10' 3" (4.65m x 3.12m)
Ceramic tiled floor, French doors leading to the conservatory, part glazed door to the side, window to the rear. A good range of base units and high level cupboards, peninsular unit, space and plumbing for washing machine.

Conservatory

7' 3" x 9' 3" (2.21m x 2.82m) With full glazed door to the rear.

Landing

With roof access, window to the side, airing cupboard housing Baxi gas fired boiler.

Bedroom 1

13' 10" x 9' 0" (4.22m x 2.74m)
Window to the rear.

Bedroom 2

10' 10" x 9' 0" (3.30m x 2.74m)
Window to the rear.

Bedroom 3

7' 5" x 6' 6" (2.26m x 1.98m)
Window to the front.

Bathroom

With a white three piece suite comprising panelled bath, low level W.C. wash hand basin, window.

Semi detached garage

17' 6" x 8' 6" (5.33m x 2.59m) With metal up and over door.

Outside

To the front of the property is a lawned garden with pathway and steps leading to the front and side area. To the side is a useful garden shed and pathway that leads to the rear. To the rear there is a mature garden with a large variety of plants and shrubs.