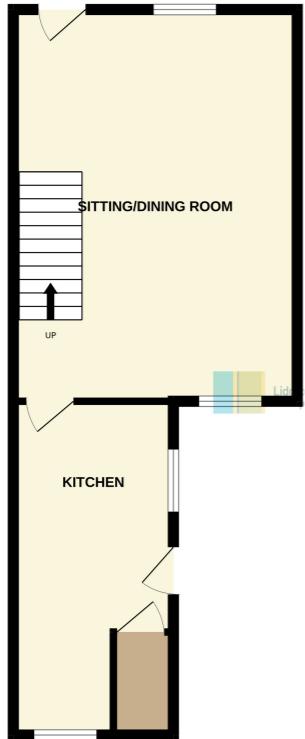


GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 853 sq.ft. (79.2 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective purchasers must satisfy themselves as to the condition of any item shown.  
Made with Metropix ©2025



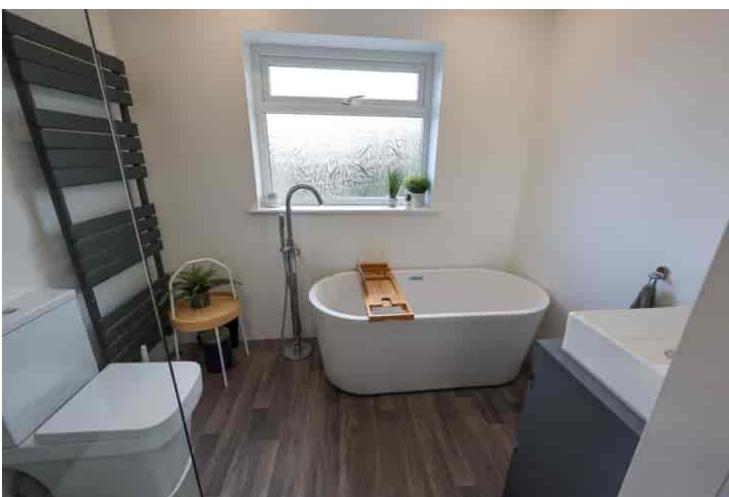
**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based 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.

## SLADES ROAD, ST AUSTELL

PRICE £265,000



FOR SALE AND CHAIN FREE THIS BEAUTIFULLY PRESENTED, OLDER-STYLE THREE BEDROOM SEMI-DETACHED HOME OFFERS GENEROUS LIVING SPACE, ENCLOSED LARGE REAR GARDEN AND A PRIME CENTRAL LOCATION JUST A QUARTER OF A MILE FROM ST AUSTELL TOWN CENTRE. CONVENIENTLY CLOSE TO SCHOOLS, SHOPS, AND LOCAL AMENITIES, THE PROPERTY HAS BEEN THOUGHTFULLY UPDATED WHILE RETAINING ITS CHARACTER.



### The Property

For Sale and Chain Free a beautifully updated end-terraced home just  $\frac{1}{4}$  mile from St Austell town centre, offering character, comfort, and convenience.

This older-style property has been extensively improved and is ready to move into with no further expense.

Inside, the accommodation includes a spacious dual-aspect lounge/dining room, large kitchen, utility cupboard, three bedrooms, and a generous bathroom with separate shower. Gas central heating is installed, with modern UPVC windows and a composite front door. Outside, enjoy a versatile garden room/office, enclosed generous garden, and private parking. Ideally located close to schools, shops, and all local amenities.

### Room Descriptions

#### Lounge/Dining Room

21' 8" x 15' 0" (6.60m x 4.57m)  
Step inside through a half-glazed panelled composite door into the welcoming main reception room. This light-filled space features windows to both the front and rear, recessed low-voltage lighting on dimmer switches, and stylish wood-effect vertical slatting used as a feature wall. Practical touches include a wall-mounted RCD unit, two full-height green storage units, and open shelving. Stairs rise to the first floor with a useful understairs recess, and a door leads through to the kitchen.

#### Kitchen

17' 8" x 8' 4" (5.38m x 2.54m)  
The kitchen is extensively fitted with a wide range of base units and high-level cupboards, incorporating a double oven, five-ring gas hob with steel extractor, built-in microwave, and integral dishwasher. A tiled splashback complements the stainless steel sink with mixer tap, while space is provided for a fridge/freezer. A cupboard houses the gas-fired boiler, which supplies hot water and central heating. Low-voltage lighting adds a modern touch, and natural light flows in through side and rear windows, plus a half-glazed door to the outside. A large utility cupboard offers plumbing and space for both a washing machine and tumble dryer.

#### Landing

With space to the roof void, PIV unit, recessed lighting.

#### Bedroom 3

7' 0" x 6' 4" (2.13m x 1.93m)  
Window to the front.

#### Bedroom 2

11' 3" x 9' 0" (3.43m x 2.74m)  
This bedroom features timber panelling up to picture rail height, fitted wardrobes, overhead storage lockers, and front facing window.

#### Bedroom 1

10' 2" x 9' 5" (3.10m x 2.87m)  
Finished with vertical feature timber effect slatting, two pendant light fittings.

#### Bathroom

9' 9" x 8' 3" (2.97m x 2.51m)  
The stylish bathroom features a walk-in mains shower with dual shower heads, a freestanding bath with stainless steel floor-mounted mixer tap and shower attachment, and a vertical towel radiator. Additional highlights include low-voltage lighting, a vanity unit with storage below, low-level W.C., extractor fan, and a recessed storage area with vertical unit.

#### Entertaining Room/Home office

12' 4" x 9' 4" (3.76m x 2.84m)  
A flexible multi-purpose space currently arranged as a bar area, offering excellent potential as a hobbies room, home office, or garden lounge. Features include recessed lighting, a pendant light fitting, rear-facing window, and sliding double-glazed patio doors for easy outdoor access and natural light.

#### Outside

To the front, a brick-paved driveway provides parking for two cars, with side access leading to a rear courtyard and outside tap. Adjacent to the garden room is a small paved area, opening onto a level section with artificial lawn and timber shed. A step leads to a further natural lawn with a dedicated barbecue base and timber-decked patio—ideal for entertaining. The garden is neatly enclosed by wooden fencing, offering privacy and a pleasant outdoor retreat.