

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 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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MARSH ORCHID CRESCENT, ST AUSTELL

PRICE £305,000



AN EXCELLENT EXAMPLE OF THIS HIGHLY SOUGHT-AFTER THREE-BEDROOM DETACHED DESIGN, PRESENTED IN AS-NEW CONDITION AND FORMING PART OF A CONTINUING DEVELOPMENT ON THE EASTERN FRINGE OF ST AUSTELL. WITH THE GARDEN NOW ESTABLISHED AND THE INITIAL SNAGGING PERIOD COMPLETE, THIS HOME OFFERS AN IDEAL OPPORTUNITY TO ACQUIRE A POPULAR HOUSE STYLE WITH THE ADDED BENEFIT OF APPROXIMATELY EIGHT YEARS REMAINING ON THE NHBC GUARANTEE.

**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.



### The Property

An excellent example of this highly sought-after three-bedroom detached design, presented in as-new condition and forming part of a continuing development on the eastern fringe of St Austell. With the garden now established and the initial snagging period complete, this home offers an ideal opportunity to acquire a popular house style with the added benefit of approximately eight years remaining on the NHBC guarantee.

In brief, the accommodation comprises an entrance hall with cloakroom, a lounge with large under-stairs storage, and a kitchen/dining room. To the first floor are three bedrooms, including a main bedroom with en suite shower room, along with a family bathroom.

Outside, there is parking for two cars, a small front and side garden planted with a variety of shrubs, and the main garden, which features a patio and a pleasant lawned area. The property benefits from gas central heating, and the windows and doors are uPVC.

Service charge £114.53 per annum

This is a great location on the Western fringes of St Austell town and is only a short distance from all the town amenities that the town has to offer including the mainline railway station. A short drive away is the famous Eden Project, the beautiful Lost Gardens of Heligan and some amazing coastline and stunning villages such as Charlestown and Mevagissey.

### Room Descriptions

#### Entrance Hall

With panelled composite door, stairs to the first floor, fitted storage cupboard housing RCD unit, door to the cloakroom.

#### Cloakroom

With low level W.C. wash hand basin, wall mounted cabinet, extractor fan.

#### Lounge

3.3m x 4.94m (10' 10" x 16' 2")  
With windows to the front and side, also featuring fitted window shutters. There is a large storage area under the stairs, fitted with folding shuttered doors.

#### Kitchen/Dining Room

4.92m x 3.9m (16' 2" x 12' 10") max. A well-fitted kitchen featuring light grey fronted units, with space and plumbing for a dishwasher and washing machine. There is a wall-mounted gas-fired boiler, concealed within a cupboard, supplying radiators and hot water. The kitchen also benefits from a built-in electric oven with a four-ring gas hob and stainless steel extractor over with glass splashback, a breakfast bar with additional storage, and space for a fridge/freezer. Further features include low voltage lighting and an air recirculation unit.

#### Dining Area

A generous recessed area offers excellent space for additional storage or fitted units, while stylish French doors with integrated blinds provide natural light and provide seamless access to the garden—perfect for indoor-outdoor living and entertaining.

#### Landing

Roof access, built in storage over the stair bulkhead.

#### Bathroom

Window to the front, fitted with a three piece White suite comprising of a panelled bath with a mixer tap, partially tiled, low level WC, wash hand basin, extractor fan.

#### Bedroom

2.88m x 2.58m (9' 5" x 8' 6") window to the front with fitted blinds, access to the roof void.

#### Bedroom 3

9' 7" x 7' 4" (2.92m x 2.24m) Window to the rear with fitted blinds.

#### Bedroom 1

3.4m x 3.3m (11' 2" x 10' 10") plus the door recess, window to the front and side, door to the en suite shower room.

#### En Suite Shower Room

1.45m x 2.36m (4' 9" x 7' 9") With half tiled walls with a fully tiled shower enclosure, with mains shower, low level W.C. wash hand basin, window to the side, towel radiator, shaver socket.

#### Outside

To the front and right-hand side, a neat, level garden is attractively planted with a variety of shrubs, creating a welcoming first impression. The main garden, positioned to the lower left, features a paved patio—perfect for outdoor dining—leading onto a well-kept lawn, ideal for relaxing or family use.

A tarmac driveway to the left provides convenient off-road parking for two cars, while a wooden side gate offers easy and secure access directly into the garden.