

117 HOLMBUSH ROAD, ST AUSTELL, CORNWALL PL25 3LN

PRICE £249,950



A CHARMING SEMI DETACHED DECEPTIVELY SPACIOUS THREE BEDROOM COTTAGE WHICH IS READY TO PURCHASE CHAIN FREE. THE ACCOMMODATION IN BRIEF COMPRISES ENTRANCE PORCH, LARGE LOUNGE, SEPARATE DINING ROOM, KITCHEN, LANDING, BATHROOM AND THREE BEDROOMS. OUTSIDE LARGE ATTACHED GARAGE NEWLY TARMAC DRIVEWAY FRONT GARDEN AND LEVEL GARDEN TO THE REAR WITH USEFUL STORE ROOM.

THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING AND U.P.V.C. DOUBLE GLAZED WINDOWS. THE PROPERTY IS SET BACK FROM THE ROAD AND OFFERS EXCELLENT ACCESS TO THE SHOPS AND SCHOOLS WITHIN THE IMMEDIATE AREA AND A SHORT WALK TO CHARLESTOWN AND CARLYON BAY FOR FURTHER BARS, RESTURANTS AND BEACH.

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The Property

A charming semi detached deceptively spacious three bedroom cottage which is ready to purchase chain free. The accommodation in brief comprises entrance porch, large lounge, separate dining room, kitchen, landing, bathroom and three bedrooms. Outside large attached garage newly tarmac driveway front garden and level garden to the rear with useful store room.

The property benefits from gas central heating and U.p.v.c. double glazed windows. The property is set back from the road and offers excellent access to the shops and schools within the immediate area and a short walk to Charlestown and Carlyon bay for further bars, restaurants and beach.

Room Descriptions

Kitchen

2.9m x 2.8m (9' 6" x 9' 2") built in Belling electric oven, with storage above and below, ceramic hob with extractor above, wood effect work surfaces and off white fronted unit with a Baxi boiler, window to the rear, radiator.

Dining Room

4.33m x 2.5m (14' 2" x 8' 2") window to the rear, built in window seat, small cupboard, double radiator, large under stairs recess.

Lounge

5.6m x 3.69m (18' 4" x 12' 1") cupboard housing RCD unit, natural slate fireplace, window to the front with window seat, half glazed door to the entrance porch.

Bedroom 1

2.579m x 3.75m (8' 6" x 12' 4") with two built in wardrobe cupboards, two wall lights, radiator, UPVC window.

Bedroom 2

3.7m x 2.437m (12' 2" x 8' 0") UPVC window to the front, radiator.

Bedroom 3

UPVC window, radiator, built in cupboard.

Landing

Landing with shelved bookrack, large shelved cupboard, two steps to inner landing with further large storage cupboard.

Bathroom

2.895m x 1.98m (9' 6" x 6' 6") window to the side, radiator, three piece suite, electric Mira Shower, with a louvered cupboard door.

Garage

4.19m x 7.1m (13' 9" x 23' 4") front garage door, side access door, power, light connected. Double doors leading to the rear.

Outside

To the front of the property is a newly laid tarmac driveway with parking for three vehicles. The rear garden is nice and level and mainly laid to lawn. There is also a paved patio, BBQ area, outside tap and further storage shed.