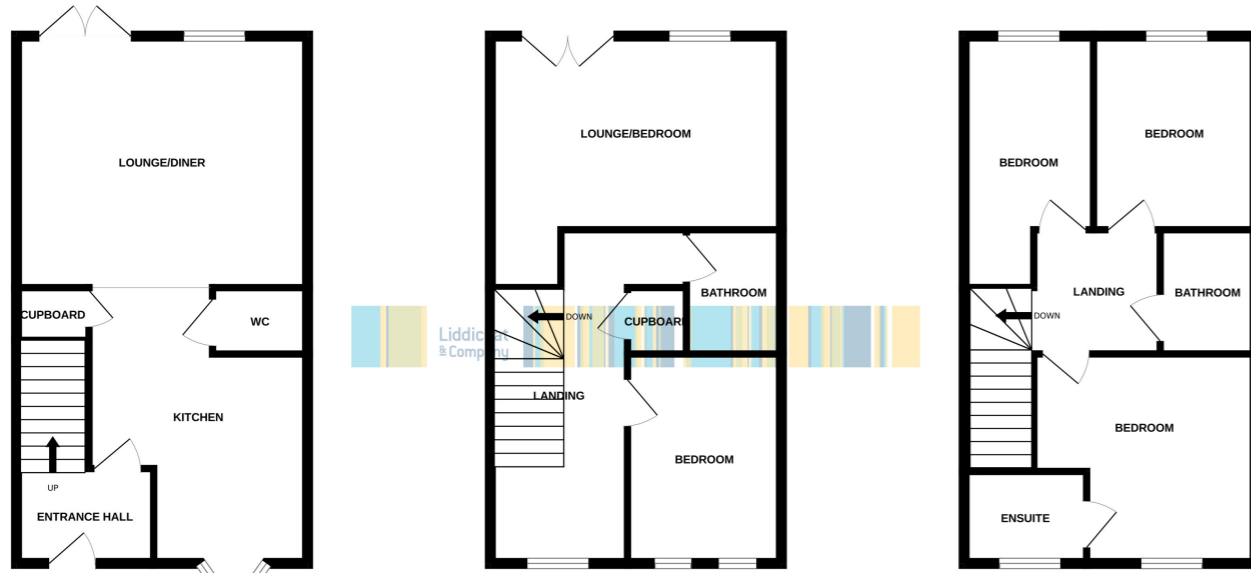


GROUND FLOOR

1ST FLOOR

2ND 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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## 5 THE MALTINGS, ST AUSTELL, CORNWALL PL25 4BQ

OFFERS IN EXCESS OF PRICE £495,000



**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.

**FOR SALE A LARGE THREE STOREY SEMI DETACHED 4/5 BEDROOM HOUSE QUIETLY SITUATED WITHIN A SMALL CUL DE SAC LYING ONLY A FEW MINUTES FROM THE TOWN CENTRE. THE ACCOMMODATION IS WELL PRESENTED THROUGHOUT AND COMPRISES ENTRANCE LOBBY, OPEN PLAN KITCHEN LIVING ROOM, SITTING AREA, LOUNGE, FOUR BEDROOMS, BATHROOM, SHOWER ROOM AND EN SUITE SHOWER ROOM. ATTACHED GARAGE AND A LANDSCAPED TIERED GARDEN. THE PROPERTY ALSO HAS GAS FIRED CENTRAL HEATING.**

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

Email: [sales@moveincornwall.co.uk](mailto:sales@moveincornwall.co.uk) Website: [www.moveincornwall.co.uk](http://www.moveincornwall.co.uk) Telephone: 01726 69933





### The Property

For sale a large three storey semi detached 4/5 bedroom house quietly situated within a small cul de sac lying only a few minutes from the town centre. The accommodation is well presented throughout and comprises entrance lobby, open plan kitchen living room, sitting area, lounge, four bedrooms, bathroom, shower room and en suite shower room. Attached garage and a landscaped tiered garden. The property also has gas fired central heating.

This property offers excellent family accommodation and is very conveniently positioned within a few minutes walk to the town centre.

The property is set well back from the road and enjoys extensive views over the town and countryside beyond.

### Room Descriptions

#### GROUND FLOOR

##### Entrance Hall

5' 0" x 7' 3" (1.52m x 2.21m). Half glazed front door. RDC unit. Radiator.

##### Kitchen

8' 0" x 11' 2" (2.44m x 3.40m) excluding bay window. Radiator to the front. Range of high gloss white fronted units. Bosch dishwasher. Enamel sink unit. Space and plumbing for washing machine. Double 'Zanussi' oven. Four ring gas hob. Extractor. Stainless steel splash back. 'Ideal' gas fired boiler. Fridge/freezer.

##### Cloakroom

Vanity unit with storage. Low level WC. Radiator. Extractor.

##### Reception Area

16' 0" x 13' 6" (4.88m x 4.11m). Island unit with seating. Lots of built in cupboards. Four pendants on dimmer switch. Built in wine fridge cooler. Window to the rear. French doors leading to the rear garden. Radiator. Under stairs cupboard.

#### FIRST FLOOR

##### Landing

Window to the front. Airing cupboard housing pressurized cylinder. Door leading to:

##### Bedroom

9' 0" x 11' 4" (2.74m x 3.45m). Two windows to the front. Radiator

##### Lounge / Bedroom

16' 0" x 10' 5" (4.88m x 3.17m). Romeo Juliet balcony. French doors. Window to the rear. Two radiators. Recess.

##### Bathroom

6' 5" x 5' 8" (1.96m x 1.73m). Paneled bath with shower mixer attachment. Concealed low level WC vanity unit. Fully tiled. Extractor.

#### SECOND FLOOR

##### Bedroom 1

12' 6" x 11' 8" (3.81m x 3.56m) Including en-suite. Window to the front. Radiator. Door to en-suite.

##### En-suite

6' 8" x 4' 6" (2.03m x 1.37m). Towel radiator. Double shower cubicle with mains shower. Window to the front. Vanity unit. Low level WC and concealed cistern. Extractor.

##### Landing

Roof access. Smoke detector.

##### Shower Room

6' 6" x 4' 9" (1.98m x 1.45m). Double shower. Fully tiled with mains shower. Radiator. Wash hand basin. Low level WC. Extractor.

##### Bedroom

9' 0" x 10' 2" (2.74m x 3.10m). Window to the rear. Radiator.

##### Bedroom

6' 8" x 10' 2" (2.03m x 3.10m) Excluding recess. Window to the rear. Radiator.