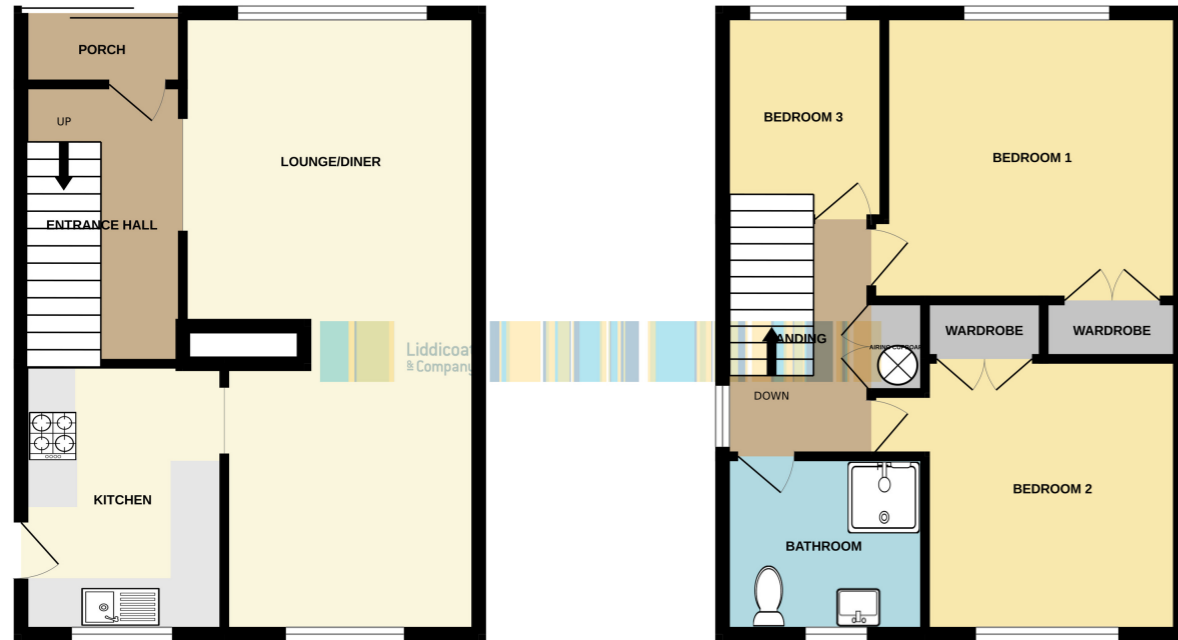


GROUND FLOOR

1ST 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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18 KILLYVARDER WAY, ST AUSTELL, CORNWALL PL25 3DJ

PRICE £220,000



A CHAIN FREE MODERN FAMILY SIZED THREE BEDROOM SEMI DETACHED HOUSE OCCUPYING POPULAR POSITION ON THE EASTERN SIDE OF ST AUSTELL TOWN WITHIN THIS ESTABLISHED RESIDENTIAL AREA. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE PORCH, LOUNGE WITH ARCHWAY THROUGH TO THE DINING ROOM, KITCHEN, THREE BEDROOMS AND BATHROOM. OUTSIDE LEVEL GARDENS FRONT AND REAR, GARAGE SITUATED IN A BLOCK TO THE REAR OF THE PROPERTY.

THE PROPERTY ALSO ENJOYS GAS CENTRAL HEATING AND UPVC WINDOWS.

**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.

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### The Property

A chain free modern family sized three bedroom semi detached house occupying popular position on the Eastern side of St Austell town within this established residential area. In brief the accommodation comprises of Entrance porch, lounge with archway through to the dining room, kitchen, three bedrooms and bathroom. Outside level gardens front and rear, garage situated in a block to the rear of the property.

The property also enjoys gas central heating and UPVC windows.

### Room Descriptions

#### Entrance Porch

With sliding glazed doors to the porch and glazed door leading to the living room.

#### Lounge

16' 6" x 11' 0" (5.03m x 3.35m)  
With full height window to the front, small lobby area with stairs to the first floor, leading from the lounge there is a dining area.

#### Dining Area

12' 6" x 8' 6" (3.81m x 2.59m) With window to the rear, door leading to the kitchen

#### Kitchen

8' 2" x 11' 0" (2.49m x 3.35m)  
Window to the rear, door to the side, under stairs cupboard. Range of base units and high level cupboards.

#### Landing

Roof access, airing cupboard.

#### Bedroom 1

11' 6" x 10' 0" (3.51m x 3.05m)  
Window to the front, two sets of built in wardrobes.

#### Bedroom 2

9' 6" x 8' 10" (2.90m x 2.69m) Two sets of built in wardrobes. Window to the rear.

#### Bedroom 3

Small wardrobe over the stair bulkhead, window to the front.

#### Shower Room

7' 0" x 5' 8" (2.13m x 1.73m) With white three piece suite, window to the rear, shower cubicle, low level W.C. wash hand basin.

#### Garage

Situated to the rear of the property forming part of a garage block.

#### Outside

The property enjoys a level lawned front garden and to the right hand side is a pathway which leads to the rear garden. At present the garden is slightly overgrown but has a good variety of shrubs and plants.