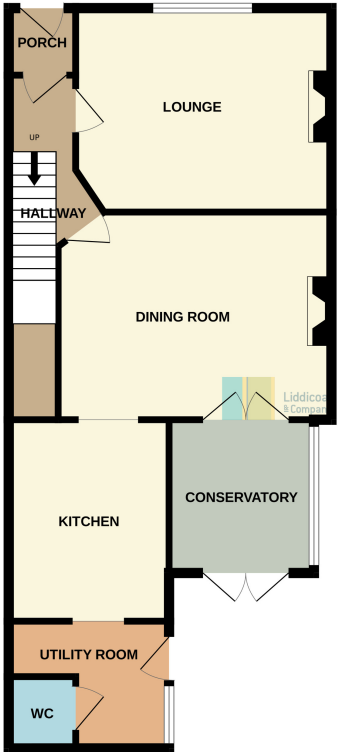
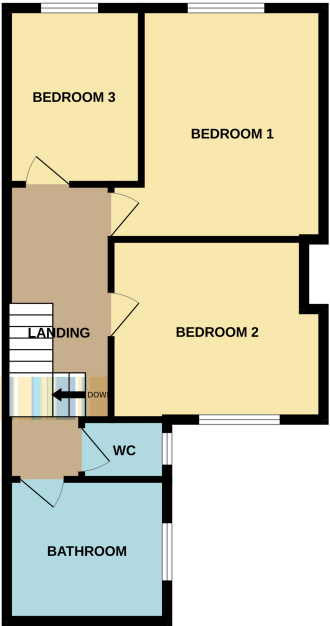


GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 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.
Made with Netplan 02/20



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.

FAIRBOURNE ROAD, ST AUSTELL

PRICE £315,000



FOR SALE A CHARMING 1930S STYLE ART DECO PERIOD SEMI DETACHED HOUSE OFFERING A WEALTH OF CHARACTER AND SPACIOUS FAMILY ACCOMMODATION. THIS WELL MAINTAINED PROPERTY IS IDEALLY LOCATED IN A HIGHLY CONVENIENT AREA, JUST A SHORT WALK FROM THE TOWN CENTRE, SCHOOLS, AND SHOPS, ENSURING EASY ACCESS TO ALL LOCAL AMENITIES. THE THOUGHTFULLY LAID-OUT ACCOMMODATION INCLUDES AN ENTRANCE PORCH, INVITING HALLWAY, GENEROUS LOUNGE, SEPARATE DINING ROOM, BRIGHT CONSERVATORY, MODERN KITCHEN, UTILITY ROOM, AND CLOAKROOM. UPSTAIRS, YOU'LL FIND THREE WELL-SIZED BEDROOMS AND A FAMILY BATHROOM. OUTSIDE, THE PROPERTY BOASTS A GARAGE, CARPORT, DRIVEWAY PARKING, AND A LARGE, LEVEL REAR GARDEN COMPLETE WITH A SUBSTANTIAL GARDEN WORKSHOP—PERFECT FOR HOBBIES OR EXTRA STORAGE.



For sale a charming 1930s style art deco period semi detached house offering a wealth of character and spacious family accommodation. This well maintained property is ideally located in a highly convenient area, just a short walk from the town centre, schools, and shops, ensuring easy access to all local amenities. The thoughtfully laid-out accommodation includes an entrance porch, inviting hallway, generous lounge, separate dining room, bright conservatory, modern kitchen, utility room, and cloakroom. Upstairs, you'll find three well-sized bedrooms and a family bathroom. Outside, the property boasts a garage, carport, driveway parking, and a large, level rear garden complete with a substantial garden workshop—perfect for hobbies or extra storage.

St Austell is a town known for its rich history and scenic surroundings. Just a short distance from the coast, it offers easy access to the picturesque harbour village of Charlestown, famous for its historic tall ships and Georgian architecture. St Austell is also home to the remarkable Eden Project, a world-renowned environmental attraction featuring massive biomes housing diverse plant species from around the globe. With its blend of natural beauty, heritage, and modern amenities, St Austell provides a perfect base for exploring Cornwall's stunning landscapes and attractions.

The bathroom features a half-glazed door and a vertical towel radiator, with access to the roof void for extra storage. It includes a panelled bath with a mixer shower attachment, and a vanity wash hand unit that extends across, providing ample storage space. A window to the side fills the room with natural light, while the walk-in corner shower is equipped with two shower heads for a luxurious experience.

A timber outbuilding (12 x 10 feet) is located at the rear, complete with power and light for versatile use. Additionally, the property is fitted with various CCTV cameras around the exterior, providing enhanced security and accessible via your phone for peace of mind.