GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measureme of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plain is for illustrative purposes only and should be used as such by an orospective purchaser. The services, systems and appliances shown have not been tested and no guarar as to their operations of officiency can be other.





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.













# 2 CENTURY CLOSE, ST AUSTELL, CORNWALLPL25 3UY PRICE £275,000









THIS WELL-PRESENTED, BRICK-FINISHED, THREE-BEDROOM SEMI-DETACHED HOUSE OCCUPIES AN EXCELLENT POSITION AT THE EDGE OF THIS SOUGHT-AFTER DEVELOPMENT, OFFERING STUNNING COASTAL AND SEA VIEWS FROM THE FIRST FLOOR. THE ACCOMMODATION INCLUDES AN ENTRANCE LOBBY, CLOAKROOM, LOUNGE, KITCHEN/DINING ROOM, THREE BEDROOMS, AND A BATHROOM. OUTSIDE, THERE IS AN ATTACHED GARAGE AND DRIVEWAY PARKING. THE GENEROUS REAR GARDEN FEATURES A PATIO AREA, A RAISED LAWN, AND A TIMBER-DECKED SEATING AREA, PERFECT FOR OUTDOOR RELAXATION.

Liddicoat <sup>®</sup> Company









#### The Property

This well-presented, brick-finished, three-bedroom semi-detached house occupies an excellent position at the edge of this sought-after development, offering stunning coastal and sea views from the first floor. The accommodation includes an entrance lobby, cloakroom, lounge, kitchen/dining room, three bedrooms, and a bathroom. Outside, there is an attached garage and driveway parking. The generous rear garden features a patio area, a raised lawn, and a timber-decked seating area, perfect for outdoor relaxation.

The property benefits from gas-fired central heating, and the kitchen has recently been upgraded with a stylish selection of light grey-fronted units.

# Liddicoat <sup>№</sup> Company

## **Room Descriptions**

#### **Entrance hall**

With half glazed panelled door, stairs to the first floor, door to the cloakroom.

#### Cloakroom

With low level W.C. wash hand basin, window to the side. Consumer unit.

#### Kitchen/Dining Room

14' 11" x 8' 10" (4.55m x 2.69m) The kitchen features wood-effect laminate flooring and full-glazed French doors to the rear, complemented by full-glazed side screens. A window to the rear allows plenty of natural light. It has recently been refitted with a range of attractive light grey-fronted units, a wood-block effect squareedged work surface, and a striking coloured glass splashback. Additional highlights include space and plumbing for a washing machine, a built-in electric oven, a ceramic hob with a modern extractor above, housing for a tall fridge/freezer, and a corner carousel unit for added storage.

### Lounge

15' 8" x 11' 10" (4.78m x 3.61m) A door leads to the under-stairs cupboard, and the room features an attractive mock fireplace with a wooden surround and marble inset. There is also a window to the front, allowing natural light to fill the space.

#### Landing

Access to the roof void, access to the roof space.

#### Bedroom 3

9' 2" x 5' 10" (2.79m x 1.78m) Window to the rear.

#### Bedroom 2

8' 10" x 7' 5" (2.69m x 2.26m) window to the rear.

#### **Bathroom**

7' 2" x 5' 8" (2.18m x 1.73m) The bathroom is fitted with a panelled bath, a mains shower with a waterfall head, and a mixer tap with a shower attachment. It also features a concealed cistern WC, a wash hand basin mounted on a unit with storage below, and tall vertical storage units. A fitted mirror with a wall light above completes the space.

#### Bedroom 1

12' 4" x 12' 10" (3.76m x 3.91m) max, The room includes a built-in double wardrobe cupboard, an airing cupboard, and two windows to the front that offer lovely sea views.

#### Outside

To the front, a tarmac driveway provides access to the attached garage. At the rear, the property boasts a generous garden featuring a brick-paved patio area, which extends around the side of the garage and is bordered by slate chippings. Steps lead to a slightly elevated lawned garden, with a timber-decked patio area to the right. The property boundary is secured with timber fencing. There is also rear access to the garage through a part-glazed personal door. Additional features include a timber garden shed, an outside tap, and a courtesy light.

#### Garage

18' 3" x 9' 0" (5.56m x 2.74m) The garage is fitted with a metal upand-over door, a personal door to the side, and a window to the rear. It has power and lighting connected, along with a wall-mounted Baxi gas-fired boiler that supplies both radiators and hot water. The garage also offers worktop space with plumbing for a washing machine beneath, as well as additional storage space in the pitched roof..