

GROUND FLOOR  
360 sq.ft. (33.5 sq.m.) approx.

1ST FLOOR  
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 645 sq.ft. (59.9 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.  
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**SLADES ROAD, ST AUSTELL**

**PRICE £176,000**



**FOR SALE A CHARMING SEMI DETACHED COTTAGE WHICH HAS BEEN IMPROVED AND MODERNISED IN RECENT TIMES VERY CONVENIENTLY SITUATED CLOSE TO LOCAL SHOPS AND SCHOOLS WITHIN THE MOUNT CHARLES AREA OF ST AUSTELL. BRIEFLY THE ACCOMMODATION COMPRISES OF ENTRANCE LOBBY, LIVING ROOM, MODERN KITCHEN, CONSERVATORY, TWO BEDROOMS AND MODERN BATHROOM WITH SHOWER. OUTSIDE ENCLOSED COURTYARD STYLE GARDEN WHICH OFFERS EASE OF MAINTENANCE.**

**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.



## Room Descriptions

### Entrance Lobby

With double glazed part glazed door leading into the lobby with stairs to the first floor.

### Lounge

14' 3" x 12' 5" (4.34m x 3.78m) with window to the front and rear, doorway leading through to the kitchen, an attractive fireplace with wooden surround and wood burner inset

### Kitchen

8' 10" x 7' (2.69m x 2.13m) Recently refitted with built in appliances, door leading to a breakfast area, wall mounted Baxi gas fired boiler, window to the side.

### Conservatory

3.39m x 2.9m (11' 1" x 9' 6") French doors leading to rear courtyard garden.

### Bedroom 1

13' 4" x 8' 8" (4.06m x 2.64m) Window to the front. Access to the roof void.

### Bedroom 2

9' 9" x 5' 5" (2.97m x 1.65m) Plus recess with built in wardrobe, and high level storage, window to the front.

### Bathroom

8' 6" x 7' 1" (2.59m x 2.16m) A well fitted room with attractive tiled walls, window to the side, fitted with a modern White suite comprising of a panelled bath, vanity basin with storage below, low level W.C. separate shower cubicle.

### Outside

The garden area is situated to the rear of the property and comprises of a patio courtyard style garden which is level and private. This garden area also extends around to the side of the property where there is a wooden fence and gate leading to the front. Please note there is also a pedestrian right of way over the rear garden which the neighbour has the benefit. Useful outside store room.

### The Property

For sale a charming semi detached cottage which has been improved and modernised in recent times very conveniently situated close to local shops and schools within the Mount Charles area of St Austell. Briefly the accommodation comprises of Entrance lobby, living room, modern kitchen, conservatory, two bedrooms and modern bathroom with shower. Outside enclosed courtyard style garden which maintenance free.

The property enjoys gas central heating and Upvc double glazed windows and doors.

Agents Note :- Vendor has confirmed there is an allocated free parking space available with property.