

GROUND FLOOR

1ST FLOOR



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7 PHYLLIS WALK GWITHIAN ROAD, ST AUSTELL PL25 3FH

PRICE £225,000



CHAIN FREE. THREE BEDROOM MODERN END OF TERRACE HOUSE STYLISH, LIGHT AND WELL PRESENTED THROUGHOUT. ENTRANCE HALL, LOUNGE TO THE FRONT OF THE PROPERTY, FITTED KITCHEN WITH OVEN AND HOB DINING AREA, ALSO BENEFITS FROM A UTILITY AREA AND CLOAKROOM. ENCLOSED REAR GARDEN, GARAGE AND GAS CENTRAL HEATING. A POPULAR LOCATION WITHIN A SHORT DISTANCE OF LOCAL SHOPS AND SCHOOLS, IDEAL FOR FIRST TIME BUYERS OR A YOUNG FAMILY. EPC C

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

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The Property

Three bedroom modern end of terrace house stylish, light and well presented throughout. Entrance Hall, Lounge to the front of the property, Fitted kitchen with oven and hob dining area, also benefits from a utility area and cloakroom. Enclosed rear garden, Garage and Gas central heating. EPC C

Room Descriptions

Ground Floor

Entrance Hall

With part glazed door, radiator, central heating control, radiator, stairs to the first floor.

Lounge

13' 10" x 11' 5" (4.22m x 3.48m)
Window to the front, under stair storage cupboard, radiator.

Kitchen

10' 3" x 10' (3.12m x 3.05m)
Modern fitted kitchen, built-in electric oven, gas hob and extractor, space for fridge/freezer, window and door leading to the rear garden. Archway leading to:

Utility Room

Window to rear, work surface with space and plumbing for washing machine, wall mounted Logic Boiler, radiator and door to:

Cloakroom

Low level WC, wash hand basin, radiator, extractor.

First Floor

Landing

Window, access to roof void, useful built-in cupboard.

Bedroom 1

11' 3" x 8' 2" (3.43m x 2.49m)
Window to front, radiator, range of built-in wardrobes with mirror fronts.

Bedroom 2

10' 8" x 7' 9" (3.25m x 2.36m)
Window to rear, radiator.

Bedroom 3

7' 6" x 6' 6" (2.29m x 1.98m)
Window to rear, radiator.

Bathroom

Window front, fitted with a white suite comprising panelled bath with shower mixer attachment, low level WC, wash basin, radiator, extractor.

Garden

Rear enclosed garden with lawn and patio area, side access to the property

Garage

The garage is a short distance from the property.