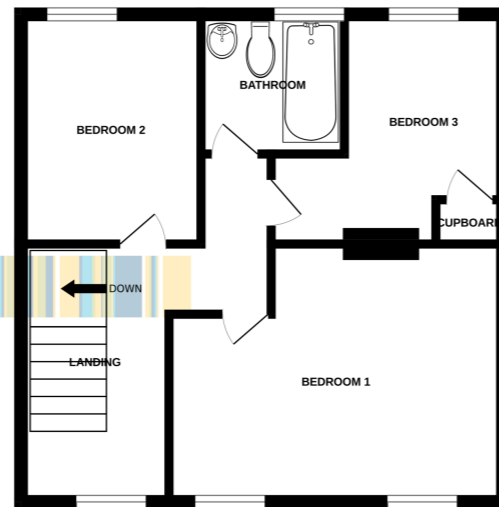


GROUND FLOOR



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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**29 HALLOON AVENUE, ST COLUMB ROAD, ST COLUMB, CORNWALL TR9 6PX**

**PRICE £150,000**



**CASH BUYERS ONLY. CORNISH UNIT CONSTRUCTION. LIDDICOAT & COMPANY ARE PLEASED TO BRING TO THE MARKET THIS THREE BEDROOM, MID-TERRACED HOUSE. THE ACCOMMODATION COMPRISES OF: ENTRANCE HALLWAY, LIVING ROOM, KITCHEN / DINER, THREE BEDROOMS AND A BATHROOM. THE PROPERTY BENEFITS FROM A LARGE REAR GARDEN. EPC E45.**

**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

CASH BUYERS ONLY. Cornish Unit Construction. Liddicoat & Company are pleased to bring to the market this three bedroom, mid-terraced house offering generous accommodation benefiting from gas central heating and double glazed windows. The accommodation comprises of: entrance hallway, living room, kitchen / diner, three bedrooms and a bathroom. The property benefits from a large rear garden. EPC E45.

The property is located close to local shops and schools within this popular residential area.

### Room Descriptions

#### Entrance Hallway

Stairs to the first floor.

#### Living Room

13' 6" x 10' 6" (4.11m x 3.20m)  
With three windows to the front, a open fireplace but now closed over.

#### Kitchen / Dining Room

9' 8" x 20' 3" (2.95m x 6.17m) With part glazed door to the rear garden, wall mounted LPG gas boiler, fitted with a range of base units, space and plumbing for washing machine, built in oven and hob unit, fitted cupboard. Three windows to the rear.

#### First Floor Landing

Roof Access

#### Bedroom 1

14' 3" x 10' 6" (4.34m x 3.20m)  
Max, three windows to the front.

#### Bedroom 2

10' 2" x 9' 7" (3.10m x 2.92m) Plus door return, window to the rear, small fitted wardrobe.

#### Bedroom 3

7' 3" x 9' 5" (2.21m x 2.87m)  
Window to the rear.

#### Bathroom

5' 8" x 5' 3" (1.73m x 1.60m)  
Window to the rear, panelled bath, shower over, low level W.C. wash hand basin, fully tiled walls.

#### Outside Space

To the front is a level lawned garden and pathway leading to the front door. There is a walkway leading to the rear where there is a large garden store shed and a long level rear garden.