

GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 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.
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1 HEMBAL CLOSE, ST AUSTELL, TREWOON PL25 5TL

PRICE £315,000



SITUATED IN A SOUGHT AFTER CUL-DE-SAC POSITION THIS IS A THREE BEDROOM MODERN HOUSE OCCUPYING A LEVEL PLOT IN A TUCKED AWAY LOCATION WITHIN THIS POPULAR VILLAGE. THE ACCOMMODATION INCLUDES THE ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM AND SHOWER ROOM ON THE GROUND FLOOR WITH THREE BEDROOMS AND BATHROOM UPSTAIRS. OUTSIDE THERE IS AN ENCLOSED GARDEN, GARAGE AND PARKING.

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.



The Property

Situated in a sought after cul-de-sac position this is a three bedroom modern house occupying a level plot in a tucked away location within this popular village. The accommodation includes the entrance hall, lounge, kitchen/dining room and shower room on the ground floor with three bedrooms and bathroom upstairs. Outside there is an enclosed garden, garage and parking.

THE PROPERTY IS OFFERED FOR SALE CHAIN FREE.

Room Descriptions

Entrance Hall

Obscure double glazed door. Night storage heater. Stairs to first floor.

Shower Room

Pedestal wash basin. Low level WC. Double width shower cubicle. Obscure double glazed window to the side. Wall mounted heater. Extractor. Heated towel rail. Coving.

Lounge (Reception)

13' 1" x 11' 5" (3.99m x 3.48m)
Double glazed window to the front and sliding door to the side. Coving. Night storage heater. Archway to kitchen/dining room.

Kitchen/Dining Room

21' 3" x 11' 5" (6.48m x 3.48m)
There are a range of roll edge granite effect work surfaces incorporating a stainless steel sink with single drainer and mixer tap over. Matching wood front base and eye level units. Tiled splash backs. Built in 4 ring ceramic hob with extractor hood over. Double oven and fridge/freezer. Plumbing for washing machine. Night storage heater. Double glazed windows to the rear and side. Obscure double glazed doors to the rear. Walk-in under stairs cupboard.

Landing

Obscure double glazed window to the side. Loft access.

Bathroom

White suite comprising a pedestal wash basin, low level WC, corner bath with tiled surround. Extractor. Double glazed skylight window. Heated towel rail. Airing cupboard housing the water cylinder with twin immersion.

Bedroom

11' 5" x 12' 7" (3.48m x 3.84m)
Double glazed window to the side. Wall mounted panel heater.

Bedroom

11' x 11' 6" (3.35m x 3.51m)
Double glazed window to the side. Wall mounted panel heater.

Bedroom

Double glazed window to the front. Wall mounted panel heater.

Garage

17' 7" x 8' 8" (5.36m x 2.64m) 8' 8" x 17' 7" (2.64m x 5.36m)
Approached over a drive which provides additional parking. The garage has a metal up and over door and power and light. Tap. Double glazed window to the side.

Outside

To the front there is a level lawn and triangular lawn to the side with a decked area. Further lawn bordered by a stone hedge and mature hedges.

Energy Performance Certificate