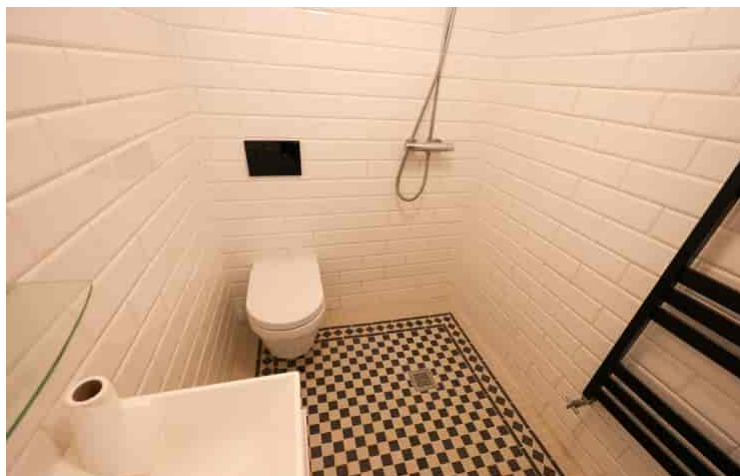


**CHARLESTOWN ROAD, ST AUSTELL, CORNWALL PL25 3NL**

**PRICE £2,000 PCM**

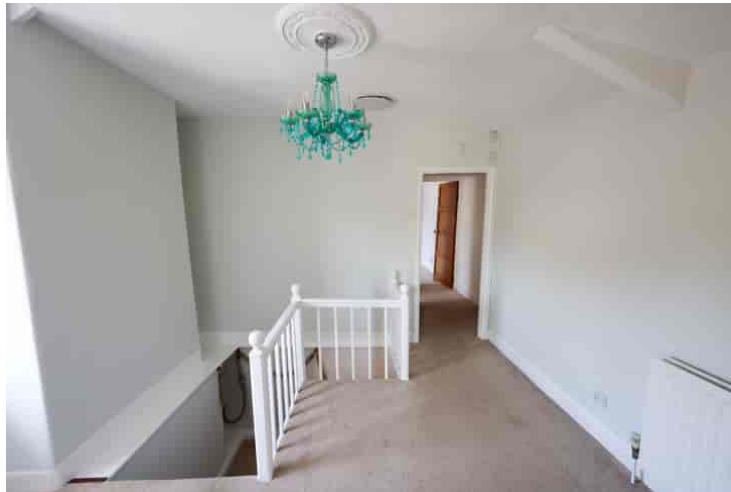


**TO LET A BEAUTIFULLY PRESENTED END OF TERRACE FOUR BEDROOM COTTAGE FULL OF CHARM AND CHARACTER SITUATED IN THE HARBOUR SIDE VILLAGE OF CHARLESTOWN. THE WELL PRESENTED ACCOMMODATION COMPRISES OF ENTRANCE HALL, LOUNGE, DINING ROOM, FAMILY ROOM, WELL FITTED RUSTIC BUT MODERN KITCHEN WITH A RANGE OF BUILT IN APPLIANCES, OUTBUILDING/UTILITY AREA, FOUR BEDROOMS, EN SUITE SHOWER ROOM AND MAIN BATHROOM. OUTSIDE PARKING AREA TO THE FRONT AND AN ENCLOSED PRIVATE REAR GARDEN. GAS FIRED CENTRAL HEATING.**

**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.

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

**Email: [sales@moveincornwall.co.uk](mailto:sales@moveincornwall.co.uk) Website: [www.moveincornwall.co.uk](http://www.moveincornwall.co.uk) Telephone: 01726 69933**



### The Property

To let a beautifully presented end of terrace four bedroom cottage full of charm and character situated in the Harbour side village of Charlestown. The well presented accommodation comprises of Entrance hall, lounge, dining room, family room, well fitted rustic but modern kitchen with a range of built in appliances, outbuilding/utility area, four bedrooms, en suite shower room and main bathroom. Outside parking area to the front and an enclosed private rear garden. Gas fired central heating.

### Room Descriptions

#### Entrance Hall

With clay tiled mosaic styled floor.

#### Lounge

4.16m x 3.26m (13' 8" x 10' 8")  
With hardwood floor, window to the front, victorian style fireplace.

#### Family Room/dining Room

6.77m x 3.34m (22' 3" x 10' 11")  
Stairs to the first floor, window to the side, wood flooring open way through to a second reception room

#### Second Lounge area

4.88m x 2.9m (16' 0" x 9' 6") Solid wood floor, window to the front.

#### Kitchen

4.2m x 2.8m (13' 9" x 9' 2")  
finished with a slate flagstone floor, fitted with a range of wood effect fronted units with enamel Belfast sink unit, hardwood work surface, range of built in appliances, Bosch oven, gas hob and extractor, built in dishwasher and fridge, exposed feature stone wall, door to the rear garden, and utility room.

#### Landing

Offers plenty of light.

#### Bedroom 1

4.3m x 3.8m (14' 1" x 12' 6")  
Window to the front door to the en suite wet room.

#### Bedroom 2

3.79m x 3.54m (12' 5" x 11' 7")

#### Bedroom 3

3.3m x 2.5m (10' 10" x 8' 2")

#### Bedroom

1.7m x 3.35m (5' 7" x 11' 0")

#### Bathroom

2.2m x 2.16m (7' 3" x 7' 1") Well fitted with a white Period style suite which compliments the house