

The floor plan shows a two-story house. The ground floor (left) features a Conservatory, Kitchen, Living/Dining Room, and a Hallway with an 'UP' arrow. The first floor (right) includes a Bathroom, Cupboard, Landing, two Bedrooms, and a 'DOWN' arrow. A central staircase connects the two levels.



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.

We understand from the owner a yearly parking arrangement is agreed with the shop opposite.

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.