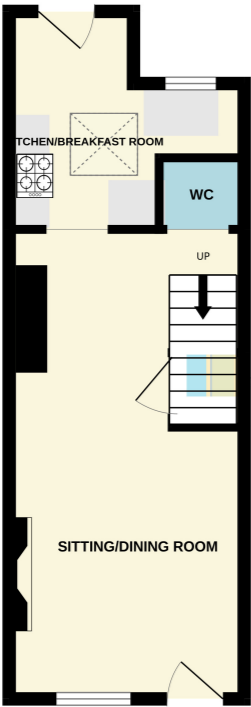
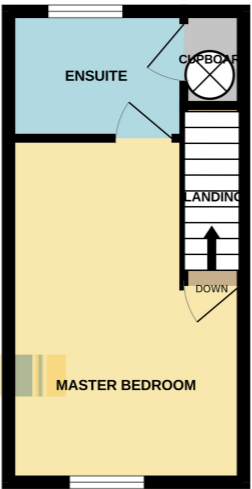


GROUND FLOOR



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.
Made with Metropix 12/2019



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.



AGAR ROAD, ST AUSTELL, CORNWALLPL25 3AE

PRICE £175,000



A CHARMING STONE BUILT TERRACED HOUSE QUIETLY AND CONVENIENTLY SITUATED CLOSE TO LOCAL SHOPS AND SCHOOLS AND LYING APPROXIMATELY HALF A MILE FROM THE TOWN CENTRE. THE WELL PRESENTED ACCOMMODATION COMPRISES OF LARGE LOUNGE/DINING ROOM, KITCHEN, CLOAKROOM, BEDROOM AND BATHROOM. OUTSIDE PARKING, POSSIBLE SPACE FOR A GARAGE, LARGE REAR GARDEN WITH PATIO AREAS LAWN AND PLANTED AREA. FROM THE MAIN LIVING AREA THERE ARE LOVELY VIEWS OVER THE TOWN EXTENDING TO THE ST AUSTELL BAY COASTLINE.

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

Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933



The Property

A charming stone built terraced house quietly and conveniently situated close to local shops and schools and lying approximately half a mile from the town centre. The well presented accommodation comprises of large lounge/dining room, kitchen, cloakroom, bedroom and bathroom. Outside parking, possible space for a garage, large rear garden with patio areas lawn and planted area. From the main living area there are lovely views over the town extending to the St Austell Bay coastline.

The property has the benefit of gas fired central heating and Upvc windows and doors.

A lovely well presented house perfect for a single person or couple.

Room Descriptions

Lounge/Dining Room

6.2m x 3.2m (20' 4" x 10' 6") at the lounge end narrowing towards the dining room. With part glazed Upvc door and window leading into the main lounge/dining room, recessed fireplace with small raised hearth and a pointed brick surround, wood burner inset, stairs to the first floor with under stairs cupboard, door leading to the cloakroom and kitchen.

Kitchen

2.8m x 1.8m (9' 2" x 5' 11") Plus return. Fitted with a range of light wood effect fronted base units and high level cupboards with a roll top work surface, ceramic tiled floor, built in Bosch electric oven, four ring gas hob and extractor, space and plumbing for washing machine, space for fridge/freezer, sink unit, tiled splashback, two windows to the rear, low voltage ceiling lighting, half glazed Upvc door to the rear pathway.

Cloakroom

With low level W.C. wash hand basin, extractor fan.

Bedroom

4.6m x 3.2m (15' 1" x 10' 6") narrowing at one end. A large room with window the front over looking the garden and enjoying great seaward views to the Gribbin and St Austell bay area, towards Charlestown, Carlyon Bay, Duporth and Porthpean coastal areas.

Bathroom

2.2m x 1.66m (7' 3" x 5' 5") Fitted with a white three piece suite comprising of a panelled bath, low level W.C wash hand basin, mains shower over the bath, florescent light/shaver socket, access into the roof void, window to the rear, door leading into a large airing cupboard with wall mounted gas fired boiler supplying hot water and radiators, LED lighting, extractor fan, towel radiator.

Outside

The property enjoys vehicular access from Agar Road to a concrete hardstanding providing parking for one car. This parking area could easily be extended if needed or a garage could be built . The garden is mainly level and offers patio and gravel areas, lawn, and is planted with a good variety of shrubs and flowering plants.