

**PRICE £169,950**



The first photograph shows a kitchen with red cabinetry, black countertops, and a black backsplash. A window with grey curtains is visible. The second and third photographs show empty rooms with light green walls, grey walls, and wooden flooring. A window with grey curtains is visible in both rooms.

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



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### The Property

For Sale and Chain Free - This deceptively spacious terraced home is situated in a popular location within walking distance of the town centre, local shops, and schools. Offering a fantastic opportunity for those looking to add value, the property requires some updating and would be an ideal project for a buyer with basic DIY skills. The accommodation includes an entrance hall, a spacious lounge, and a kitchen/dining room. Upstairs, there are three generously sized bedrooms and a family bathroom. Outside, the property benefits from an enclosed rear garden. The property has great potential to create a beautiful home. The property benefits from gas fired central heating feeding radiators throughout.

### Room Descriptions

#### Entrance Hall

A coloured part glazed leaded light composite door leading into the entrance hall. Stairs leading to the first floor.

#### Lounge

15' 5" x 13' 6" (4.70m x 4.11m)  
Window to the front, under stairs cupboard, door leading through to the kitchen/dining room.

#### Kitchen/Dining Room

16' 8" x 7' 8" (5.08m x 2.34m) With French doors leading to the rear garden, door to the cloakroom, wall mounted Baxi wall mounted gas boiler, (not tested), space for cooker, space and plumbing for washing machine, space for fridge. A range of base units and high level cupboards, sink unit. Window to the rear.

#### Cloakroom

6' 3" x 3' 9" (1.91m x 1.14m) With low level W.C. wash hand basin, extractor fan.

#### Bedroom 1

11' 3" x 16' 8" (3.43m x 5.08m)  
Storage cupboard, two windows to the front.

#### Bedroom 2

9' 10" x 9' 3" (3.00m x 2.82m)  
Window to the rear.

#### Bedroom 3

7' 3" x 9' 8" (2.21m x 2.95m)  
Window to the rear.

#### Bathroom

5' 10" x 6' 3" (1.78m x 1.91m)  
Concealed cistern low level W.C. vanity wash hand basin, panelled bath with mains powered shower over, extractor fan and low voltage lighting.

#### Outside

To the front, the property is approached from the pavement whilst to the rear there is a level concreted and timber decked garden area. To the rear of the garden is a parking area.