

GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.8 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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2 SOUTHSIDE COTTAGES, PORTHMEOR ROAD, ST AUSTELL, CORNWALL PL25 3LS

PRICE £350,000



THIS IS A DELIGHTFUL SEMI DETACHED COTTAGE STYLE PROPERTY QUIETLY SITUATED AT THE END OF A SMALL CUL DE SAC VERY CONVENIENTLY SITUATED TO SHOPS, SCHOOLS AND LOCAL BEACHES AT CARLYON BAY AND CHARLESTOWN WHICH LIES LESS THAN A QUARTER OF A MILE AWAY. THE PROPERTY IS IN GOOD ORDER THROUGHOUT AND FEATURES WELL PROPORTIONED ROOMS WHICH IN BRIEF COMPRISES OF ENTRANCE PORCH, HALL, KITCHEN/DINING ROOM, UTILITY ROOM, SHOWER ROOM, THREE GOOD SIZED BEDROOMS, FAMILY BATHROOM. TO THE REAR OF THE PROPERTY IS A SUN DECK AND THERE IS PARKING FOR THREE CARS AND A LARGE GARAGE. LEVEL AND PRIVATE FRONT GARDEN.

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

This is a delightful semi detached cottage style property quietly situated at the end of a small cul de sac very conveniently situated to shops, schools and local beaches at Carlyon bay and Charlestown which lies less than a quarter of a mile away. The property is in good order throughout and features well proportioned rooms which in brief comprises of Entrance porch, hall, kitchen/dining room, utility room, shower room, three good sized bedrooms, family bathroom. To the rear of the bedroom is a sun deck and there is parking for three cars and a large garage. Level and private front garden.

Located within the Holmbush area the property has easy access to the main A390 and is only a short walking distance of the Holmbush precinct where there are a good range of local amenities, bus stop, Tesco supermarket and also within walking distance of the historic port of Charlestown where there are a further range of pubs and restaurants along with local schooling.

Room Descriptions

Entrance Porch

5' 10" x 5' 0" (1.78m x 1.52m)
Good immediate reception area with tiled flooring. Windows to front and side enjoying garden outlook and door to hallway.

Hallway

Staircase to first floor, door to lounge and door to kitchen/dining room which in turn leads through to utility and shower room.

Lounge

14' 0" x 9' 8" (4.26m x 2.94m)
Beamed ceiling features, open fire, window to front and rear and central heating radiators.

Kitchen/Dining Room

15' 3" x 12' 6" (4.64m x 3.81m)
Plus door to understairs storage cupboard/pantry. Beamed ceiling features, 2 windows to front, tiled flooring, fitted oven, hob, dishwasher plus a range of base and wall units with cupboard and drawer storage, working surface over housing inset sink unit and part-tiled walling adjacent including fridge/freezer. 2 radiators. Door to utility room.

Utility Room

10' 2" x 7' 7" (3.10m x 2.31m)
Fitted base units with working surface over and inset sink unit, part-tiled walling adjacent. Extractor fan and inset ceiling spotlights. Included in sale washing machine and tumble dryer. Tiled flooring, door to shower room and door and window to side leading to courtyard.

Shower Room

7' 6" x 5' 0" (2.28m x 1.52m)
Fitted with a white suite comprising shower cubicle, pedestal wash hand basin and close coupled WC. Fully tiled walls and floor, extractor fan and inset ceiling spotlights.

Bedroom

15' 1" x 7' 7" (4.59m x 2.31m)
French doors to rear opening to timber decked area. Radiator, Velux window and wash basin with vanity unit under and tiled splashback.

Bedroom

14' 2" x 9' 8" (4.31m x 2.94m)
Including built-in wardrobe. Radiator and window to front.

Bedroom

12' 0" x 9' 5" (3.65m x 2.87m)
Including built-in wardrobe. Radiator and window to front.

Bathroom

9' 6" x 5' 5" (2.89m x 1.65m) Plus door to cupboard over staircase housing gas fired boiler. White suite comprising panelled bath, pedestal wash hand basin and close coupled WC. Extractor fan and access hatch to roof space. Patterned glazed window to front.

Garage

21' 3" x 15' 3" (6.47m x 4.64m) Narrowing to 5'10" (1.78m) including chimney breast. Irregular shaped garage with metal up and over door. Light and power connected and garden tap. Pedestrian door to rear leading to rear courtyard.

Outside

The property is positioned at the end of a cul-de-sac where there is a 5 bar gate leading to the gravelled driveway/hardstanding parking, pathway to front entrance. The main garden is to the front which enjoys a South Westerly facing aspect with mature shrubs and hedging and a good expanse of lawn.