



## HOLMBUSH ROAD, ST AUSTELL, CORNWALL PL25 3LP

PRICE £210,000



FOR SALE A SURPRISINGLY SPACIOUS STEPPED SEMI DETACHED THREE BEDROOM HOUSE WHICH OFFERS REVERSE STYLE ACCOMMODATION A PLEASANT ALTERNATIVE FROM MOST OTHER PROPERTIES. NUMBER 74A IS CONVENIENTLY LOCATED CLOSE TO ALL MAJOR SHOPS AND SCHOOLS WITH CHARLESTOWN JUST AROUND THE CORNER FOR THOSE BEACH AND SEASIDE WALKS, EVENINGS OUT WITH LOCAL RESTAURANTS AND PUBS ON YOUR DOOR STEP. THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, TWO DOUBLE BEDROOMS, REFITTED BATHROOM AND ON THE FIRST FLOOR, THE LOUNGE WITH SMALL BALCONY OVER LOOKING THE GARDEN, WELL FITTED KITCHEN/DINING ROOM AND THIRD BEDROOM. OUTSIDE PARKING FOR TWO CARS AT THE FRONT, SIDE ACCESS TO THE LARGE TIERED REAR GARDEN. EPC RATING C.

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### The Property

For sale a surprisingly spacious stepped semi detached three bedroom house which offers reverse style accommodation a pleasant alternative from most other properties. Number 74a is conveniently located close to all major shops and schools with Charlestown just around the corner for those beach and seaside walks, evenings out with local restaurants and pubs on your door step. The accommodation comprises of Entrance hall, two double bedrooms, refitted bathroom and on the first floor, the lounge with small balcony over looking the garden, well fitted kitchen/dining room and third bedroom. Outside parking for two cars at the front, side access to the large tiered rear garden.

This property benefits from gas fired central heating and upvc double glazed windows and doors. It is also chain free to ensure the purchase is less problematic for an potential purchaser.

Situated in convenient location for the Holmbush complex, providing a Tesco supermarket, bakery and takeaways. St Austell town centre is within 1.5 miles and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

### Room Descriptions

#### Entrance Hall

18' 0" x 6' 4" (5.49m x 1.93m) With full glazed Upvc door, under stairs cupboard, hat and coat cupboard.

#### Bedroom 1

18' 0" x 8' 5" (5.49m x 2.57m)  
Window to the front.

#### Bedroom 2

11' 10" x 8' 10" (3.61m x 2.69m)  
Window to the front.

#### Bathroom

6' 10" x 5' 9" (2.08m x 1.75m) A modern three piece suite with panelled bath with mains shower, wash hand basin low level W.C. towel radiator, window to the rear, shaver socket, extractor fan.

#### Landing

Bi fold doors to the airing cupboard with radiator.

#### Kitchen/Dining Room

17' 10" x 8' 6" (5.44m x 2.59m)  
With window to the front, sliding door, a range of light Grey wood effect base units and high level cupboards, space for cooker space and plumbing for washing machine, wall mounted Baxi gas fired boiler, window to the rear.

#### Lounge

12' 4" x 11' 3" (3.76m x 3.43m) with return 15' 6" x 3' 4" (4.72m x 1.02m), sliding patio doors leading to a small balcony with wrought iron work over looking the rear garden.

#### Bedroom 3

8' 7" x 6' 4" (2.62m x 1.93m) Built in cupboard, window to the front.

#### Outside

To the front of the property is a shared driveway providing access to two designated parking spaces. To the left hand side there is a pathway leading to the rear garden with steps leading to two tiered garden areas. At present both tiers have been gravelled for ease of maintenance but with cultivation would provide a large garden which is South facing. There is also an outside tap.