

2 HIGHFIELD, CARLUDDON, ST AUSTELL, CORNWALL PL26  
8TX

PRICE £189,950



FOR SALE A MID TERRACED 2 BEDROOM COTTAGE WHICH REQUIRES SOME UPDATING INTERNALLY OFFERING A REALLY LARGE GARDEN AND PLENTY OF PARKING SITUATED ON THE NORTHERN FRINGE OF ST AUSTELL WITHIN IMMEDIATE ACCESS TO THE VERY POPULAR CLAY TRAILS. THE ACCOMMODATION COMPRISES OF ENTRANCE PORCH, LOUNGE, KITCHEN/DINING ROOM, 2 BEDROOMS AND BATHROOM. THE PROPERTY HAS U.P.V.C. WINDOWS AND DOORS AND IN RECENT YEARS THE ROOF HAS BEEN REPLACED.

IDEAL FOR THOSE WHO PREFER A NON ESTATE LOCATION ON THE DOORSTEP TO LOCAL WALKS AND TRAILS.

VERY CONVENIENT TO ALL THE SHOPS AND SCHOOLS WITHIN THE ST AUSTELL AREA.

**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.

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### The Property

For sale a mid terraced 2 bedroom cottage which requires some updating internally offering a really large garden and plenty of parking situated on the Northern fringe of St Austell within immediate access to the very popular clay trails. The accommodation comprises of entrance porch, lounge, kitchen/dining room, 2 bedrooms and bathroom. The property has U.p.v.c. windows and doors and in recent years the roof has been replaced.

Ideal for those who prefer a non estate location on the doorstep to local walks and trails.

Very convenient to all the shops and schools within the St Austell area.

### Room Descriptions

#### Kitchen

3.13m x 2.87m (10' 3" x 9' 5") With U.p.v.c. door to the rear and U.p.v.c. window to the rear. Sink unit, worktop, space for cooker

#### Dining Area

3.2m x 3.9m (10' 6" x 12' 10") With open beamed ceiling.

#### Lounge

3.1m x 3.9m (10' 2" x 12' 10") night storage heater, brick open fireplace with recess either side housing storage display area, window to the front, stairs to the first floor, door leading to the front porch. Telephone point, stable door to the front porch.

#### Front Porch

3.28m x 1.8m (10' 9" x 5' 11") Finished with U.p.v.c. windows and half glazed door.

#### Landing

With roof access

#### Bedroom 1

2.93m x 3.2m (9' 7" x 10' 6") Window to front, built in cupboard.

#### Bedroom 2

2.24m x 2.24m (7' 4" x 7' 4") Window to the rear.

#### Bathroom

3.23m x 1.58m (10' 7" x 5' 2") With a three piece suite comprising panelled bath, low level W.C. wash hand basin, window to the rear, airing cupboard with fornic tank with immersion heater.

#### Outside

This property has a large piece of garden, mainly lawned at present with vehicular access available from the council owner carpark.