

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

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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117 HOLMBUSH ROAD, ST AUSTELL, CORNWALL PL25 3LN

PRICE £249,950



A CHARMING SEMI DETACHED DECEPTIVELY SPACIOUS THREE BEDROOM COTTAGE WHICH IS READY TO PURCHASE CHAIN FREE. THE ACCOMMODATION IN BRIEF COMPRISES ENTRANCE PORCH, LARGE LOUNGE, SEPARATE DINING ROOM, KITCHEN, LANDING, BATHROOM AND THREE BEDROOMS. OUTSIDE LARGE ATTACHED GARAGE NEWLY TARMAC DRIVEWAY FRONT GARDEN AND LEVEL GARDEN TO THE REAR WITH USEFUL STORE ROOM.

THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING AND U.P.V.C. DOUBLE GLAZED WINDOWS. THE PROPERTY IS SET BACK FROM THE ROAD AND OFFERS EXCELLENT ACCESS TO THE SHOPS AND SCHOOLS WITHIN THE IMMEDIATE AREA AND A SHORT WALK TO CHARLESTOWN AND CARLYON BAY FOR FURTHER BARS, RESTURANTS AND BEACH.

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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Room Descriptions

Kitchen

2.9m x 2.8m (9' 6" x 9' 2") built in Belling electric oven, with storage above and below, ceramic hob with extractor above, wood effect work surfaces and off white fronted unit with a Baxi boiler, window to the rear, radiator.

Dining Room

4.33m x 2.5m (14' 2" x 8' 2") window to the rear, built in window seat, small cupboard, double radiator, large under stairs recess.

Lounge

5.6m x 3.69m (18' 4" x 12' 1") cupboard housing RCD unit, natural slate fireplace, window to the front with window seat, half glazed door to the entrance porch.

Bedroom 1

2.579m x 3.75m (8' 6" x 12' 4") with two built in wardrobe cupboards, two wall lights, radiator, UPVC window.

Bedroom 2

3.7m x 2.437m (12' 2" x 8' 0") UPVC window to the front, radiator.

Bedroom 3

2.5m x 2.5m (8' 2" x 8' 2") UPVC window, radiator, built in cupboard.

Landing

Landing with shelved bookrack, large shelved cupboard, two steps to inner landing with further large storage cupboard.

Bathroom

2.895m x 1.98m (9' 6" x 6' 6") window to the side, radiator, three piece suite, electric Mira Shower, with a louvered cupboard door.

Garage

4.19m x 7.1m (13' 9" x 23' 4") front garage door, side access door, power, light connected. Double doors leading to the rear.

Outside

To the front of the property is a newly laid tarmac driveway with parking for three vehicles. The rear garden is nice and level and mainly laid to lawn. There is also a paved patio, BBQ area, outside tap and further storage shed.

The Property

A charming semi detached deceptively spacious three bedroom cottage which is ready to purchase chain free. The accommodation in brief comprises entrance porch, large lounge, separate dining room, kitchen, landing, bathroom and three bedrooms. Outside large attached garage newly tarmac driveway front garden and level garden to the rear with useful store room.

The property benefits from gas central heating and U.p.v.c. double glazed windows. The property is set back from the road and offers excellent access to the shops and schools within the immediate area and a short walk to Charlestown and Carlyon bay for further bars, restaurants and beach.