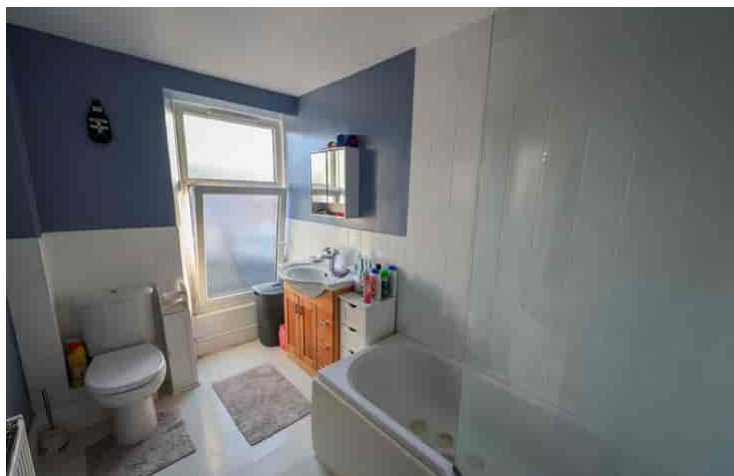


## LYTTON PLACE, ST AUSTELL

PRICE £210,000



**FOR SALE: A WELL-POSITIONED END-TERRACED THREE-BEDROOM HOUSE IN THE SOUGHT-AFTER MOUNT CHARLES AREA, JUST A QUARTER MILE EAST OF THE TOWN CENTRE. QUIETLY TUCKED AWAY ON THE LEVEL, IT'S CLOSE TO LOCAL SHOPS AND SCHOOLS. THE PROPERTY FEATURES UPVC DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING, SIDE PARKING, AND A GENEROUS ENCLOSED REAR GARDEN WITH A LARGE SHED. A PRACTICAL AND APPEALING HOME IN A CONVENIENT LOCATION.**

**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

For Sale: 3-Bed End-Terrace in Mount Charles Located just a quarter mile east of the town centre, this spacious three-bedroom end-terraced home sits in a quiet, tucked-away spot on the level, close to shops and schools. Ideal for families seeking a non-estate location.

The property features UPVC double glazing, gas central heating, side parking, and a generous enclosed rear garden with a large shed.

Inside, you'll find an entrance porch and hall, a large open-plan lounge/dining room, kitchen, utility room, three bedrooms, and a family bathroom.

A well-rounded home in a prime, peaceful setting..

### Room Descriptions

#### Entrance Porch

Step inside through a charming leaded light stained glass UPVC door into the entrance porch, followed by a glazed door to the lobby. From here, access the spacious lounge/dining room or head upstairs via the staircase to the first floor.

#### Lounge/Dining Room

11' 5" x 13' 0" (3.48m x 3.96m)  
The lounge section with window to the front, open way through to the dining area 11' 3" x 14' 1" (3.43m x 4.29m) Features windows to the rear and side, a natural slate open fireplace, and a recessed shelved display area. There's also a large under-stair cupboard and a glazed door leading through to the kitchen.

#### Rear Utility Room

6' 9" x 5' 9" (2.06m x 1.75m) With half glazed door to the rear, Upvc windows.

#### Kitchen

10' 9" x 7' 2" (3.28m x 2.18m) The kitchen is well-equipped with a generous range of base units and high-level cupboards, offering space for a fridge freezer, cooker, and washing machine. It features an extractor, tiled splashback, plinth lighting, recessed ceiling lights, a rear-facing window, and a fully glazed door leading to the utility room.

#### Main Landing

With large storage cupboard and roof access hatch.

#### Bathroom

5' 11" x 9' 10" (1.80m x 3.00m) Fitted with vanity basin with cupboards below, low level W.C, panelled bath, Triton electric shower, tilt and turn window to the front.

#### Bedroom 1

13' 2" x 10' 1" (4.01m x 3.07m) Window two the front.

#### Bedroom 2

10' 8" x 9' 10" (3.25m x 3.00m) Window to the rear, cupboard wall mounted Worcester gas boiler supplying radiators and hot water.

#### Bedroom 3

7' 0" x 10' 5" (2.13m x 3.17m) With window to the rear.

#### Outside

To the side of the property is a private parking space and pathway leading to the rear. A secure wooden gate opens to a generous level lawn garden, complete with a large shed. The garden is enclosed, offering excellent privacy and a safe space for children and pets.