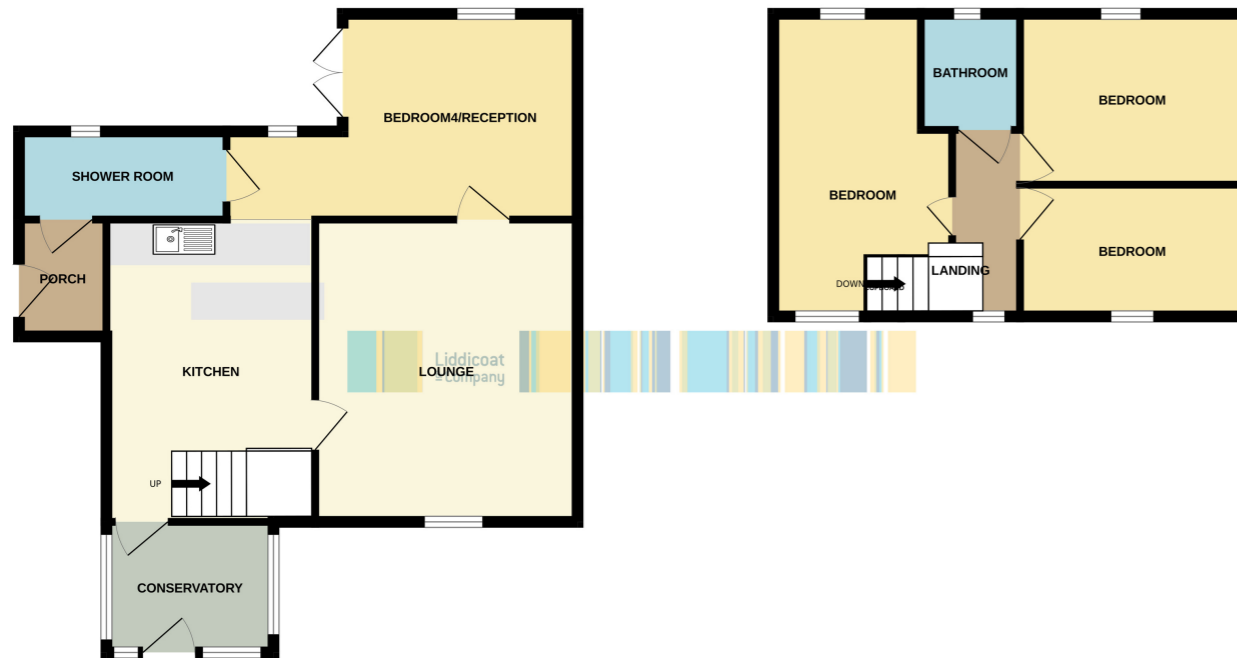


GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.5 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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3 CENTRAL AVENUE, ST AUSTELL PL25 4JG

PRICE £295,000



FOR SALE IS THIS OLDER STYLE SEMI DETACHED HOUSE WHICH IS SITUATED IN A QUIET CUL DE SAC LOCATION ON THE LEVEL AND ENJOYS EXTENDED ACCOMMODATION AND LARGE REAR GARDEN. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE CONSERVATORY, HALL, LOUNGE, KITCHEN/BREAKFAST ROOM, SIDE ENTRANCE, LARGE GROUND FLOOR BEDROOM, SHOWER ROOM, THREE BEDROOMS TO THE FIRST FLOOR AND BATHROOM. THE PROPERTY HAS U.P.V.C. DOUBLE GLAZED WINDOWS AND DOORS, PLUS GAS FIRED CENTRAL HEATING.

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.



6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

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The Property

For sale is this older style semi detached house which is situated in a quiet cul de sac location on the level and enjoys extended accommodation and large rear garden. In brief the accommodation comprises of Entrance conservatory, hall, lounge, kitchen/breakfast room, side entrance, large ground floor bedroom, shower room, three bedrooms to the first floor and bathroom. The property has U.p.v.c. double glazed windows and doors, plus gas fired central heating.

This property would be ideal for family occupation and offers very versatile accommodation and a beautiful large garden.

Room Descriptions

Entrance Conservatory

6' 7" x 8' 4" (2.01m x 2.54m)
Finished in U.p.v.c. Tiled floor, half glazed door leading to the entrance hall.

Kitchen

15' 8" x 11' 4" (4.78m x 3.45m)
Wall mounted Worcester gas boiler supplying radiators and hot water, electric meters and central heating control, radiator, stairs to the first floor with understairs cupboard, small paned glazed door to the living room. The kitchen has had the benefit of being completely refitted with a range of Mocha high gloss fronted units, feature peninsular unit with beautiful Granite worktops used throughout, integral gas hob unit with double extractor above, built in double oven, and full height built in fridge and freezer, built in dishwasher, attractive tiled splashback, Porcelain tiled floor, doorway leading through to the utility area.

Lounge

13' 3" x 15' 8" (4.04m x 4.78m)
With window to the front, Porcelain tiled floor, open fireplace with woodburner inset, shelved inglenooks, door to the kitchen and door leading to the ground floor bedroom.

Bedroom 4

11' 9" x 10' 5" (3.58m x 3.18m),
French doors to the rear and window to the rear, radiator, T.V. point, window to the rear from the lobby area and leading through to the kitchen.

Shower Room

11' 0" x 4' 0" (3.35m x 1.22m)
Window to the rear, towel radiator, fully tiled walls, space and plumbing for washing machine, low level W.C., extractor fan.

Side Entrance/Utility Area

With half glazed door to the rear, porcelain tiled floor, radiator, door through to the kitchen. Small roof access, leading to the shower room.

Landing

Window to the side, access to the roof void.

Bedroom 1

16' 2" x 11' 2" (4.93m x 3.40m)
max Window to the front and rear, radiator, over stairs storage cupboard.

Bedroom 2

10' 2" x 9' 2" (3.10m x 2.79m)
Window to the rear, radiator.

Bedroom 3

6' 5" x 10' 2" (1.96m x 3.10m)
Window to the front.

Bathroom

5' 8" x 6' 5" (1.73m x 1.96m) With modern suite comprises of Low level W.C. wash hand basin, panelled bath with mixer tap, towel radiator, window to the rear, fully tiled walls.

Garden

7' 5" x 6' 0" (2.26m x 1.83m)
Home office/summer house, with power and light plus internet connectivity. To the front there is a pillared gated entrance with hardstanding space for two or three cars. To the left side there is a wrought iron gate leading to the rear of the property. To the rear is a large courtyard area part of which is covered for an attractive eating area which then leads to the main garden area where there is a large level lawn, outside tap. Block built outbuilding 15' 6" x 16' 7" (4.72m x 5.05m)

EPC Rating Band

Awaiting Report