

GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2022

**78, GOVER ROAD, ST AUSTELL, PL25 5NG**  
**GUIDE PRICE £375,000**



**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.

**FOR SALE A DETACHED 3/4 BEDROOM HOUSE SITUATED JUST OUTSIDE THE TOWN CENTRE IN A QUIETER RESIDENTIAL AREA WITHIN THE GOVER VALLEY. THE ACCOMMODATION OFFERS GENEROUS FAMILY ACCOMMODATION BUT WOULD REQUIRE SOME IMPROVEMENT. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, LARGE DUAL ASPECT LOUNGE, STUDY/BEDROOM 4, THREE GOODSIZED BEDROOMS TO THE FIRST FLOOR, BATHROOM AND SEPARATE W.C. SIDE COVERED WAY/UTILITY ROOM, GARAGE. OUTSIDE GENEROUS FRONT GARDEN WITH PLENTY OF PARKING, LEVEL REAR GARDEN WHICH IS MAINLY PAVED AT PRESENT. THE PROPERTY ALSO HAS GAS CENTRAL HEATING.**

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

Email: [sales@moveincornwall.co.uk](mailto:sales@moveincornwall.co.uk) Website: [www.moveincornwall.co.uk](http://www.moveincornwall.co.uk) Telephone: 01726 69933





78 Gover Road, St Austell, Cornwall PL25 5NG

### The Property

For sale a detached 3/4 bedroom house situated just outside the town centre in a quieter residential area within the Gover valley. The accommodation offers generous family accommodation but would require some improvement. In brief the accommodation comprises of Entrance hall, large dual aspect lounge, study/bedroom 4, three good sized bedrooms to the first floor, bathroom and separate W.C. side covered way/utility room, garage. Outside generous front garden with plenty of parking, level rear garden which is mainly paved at present. The property also has gas central heating.

### Room Descriptions

#### Entrance Hall

With stairs to the first floor, built in cupboard, tow under stairs storage areas, wall light.

#### Kitchen

3.07m x 3.019m (10' 1" x 9' 11")  
There are a range of base units with roll top work surfaces, built in electric oven, space and plumbing for washing machine, extractor fan, breakfast bar, half glazed U.p.v.c. door leading to the side covered area/utility.

#### Lounge/Dining Room

7.9m x 3.25m (25' 11" x 10' 8")  
Large picture window to the front and window to the rear, slate open fireplace extended to both sides. From the dining area there is a part glazed partition to the kitchen. ( this could easily be taken out to form a larger kitchen/dining room).

#### Bedroom4/Study

3.0m x 2.1m (9' 10" x 6' 11")  
narrowing to the rear of the room, full height window.

#### Utility/Covered area.

5.5m x 1.8m (18' 1" x 5' 11")  
Space and plumbing for washing machine, door to a shower room,

#### Shower Room

2.7m x 1.69m (8' 10" x 5' 7")  
Window to the rear, shower cubicle with electric shower, wash hand basin, low level W.C. downflow heater

#### Landing

Roof access with ladder, large airing cupboard with Worcester floor mounted boiler.

#### Bedroom 1

3.16m x 3.83m (10' 4" x 12' 7")  
Window to the rear, built in wardrobe.

#### Bedroom 2

3.32m x 3.97m (10' 11" x 13' 0")  
Window to the side, wardrobe storage.

#### Bedroom 3

3.06m x 3.0m (10' 0" x 9' 10")  
Window to the front.

#### Bathroom

2.33m x 1.67m (7' 8" x 5' 6")  
With panelled bath, wash hand basin, window to the side.

#### Separate W.C.

With window to the front.

#### Outside

To the front of the property is a large open area with driveway parking for several cars and a gravelled area. To the side there is a path leading to the rear where there is a enclosed garden that is level and mainly paved to ease of maintenance.

#### Garage

2.85m x 5.72m (9' 4" x 18' 9")  
Power and light connected, door to the open porch.