

86 HOLMBUSH ROAD, ST AUSTELL, CORNWALL PL25 3LP

PRICE £180,000



A CHARMING TERRACED COTTAGE VERY CONVENIENTLY SITUATED CLOSE TO LOCAL SHOPS, SCHOOLS AND THE NEARBY BEACHES AT CARLYON BAY, CHARLESTOWN, PORTHPEAN AND DUPORTH ALL BEING WITHIN A MILE TO A MILE AND A HALF DISTANT. THE ACCOMMODATION IS VERY WELL PRESENTED AND OFFERS LOTS OF CHARACTERFUL FEATURES BUT EQUIPPED WITH MODERN KITCHEN AND BATHROOM. IN BRIEF THE ACCOMMODATION COMPRISES OF LIVING ROOM WITH NEWLY INSTALLED MULTI FUEL BURNER, MODERN KITCHEN, TWO GOOD SIZED BEDROOMS, BATHROOM. OUTSIDE A LARGE PRIVATE SOUTH FACING GARDEN WITH TIMBER GARDEN SHED. PLEASE NOTE ALTHOUGH NO ALLOCATED PARKING THERE ARE TWO OPTIONS AVAILABLE: PARK IN TESCO'S CAR PARK OR THERE IS AN OPTION TO RENT A PARKING SPACE FOR £25 PER MONTH OPPOSITE THE PROPERTY.

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.



Room Descriptions

Living Room

4.032m x 3.545m (13' 3" x 11' 8")
With U.p.v.c. panelled door leading into the living room, stairs to the first floor under stairs recess, open beamed ceiling, lovely fireplace with newly installed multi burner slate hearth, protruding wooden mantel, wall lights, door to the kitchen.

Kitchen

3.62m x 2.21m (11' 11" x 7' 3")
With full glazed U.p.v.c. door to the rear garden, window to the rear, a good range of white fronted base units and high level cupboards, built in cooker, hob and extractor above, Gray roll top work surface, tiled splashback, sink unit, space and plumbing for washing machine. Space for fridge/freezer, breakfast bar, strip light.

Landing

With two steps to second landing area.

Bathroom

An attractive white suite with vanity unit with illuminated mirror, panelled bath with shower screen and electric shower over, low level W.C. electric towel radiator, extractor fan, window to the rear.

Bedroom 1

2.54m x 3.544m (8' 4" x 11' 8")
Fitted with three sets of built in wardrobe cupboards, further wardrobe situated over the stair bulkhead, window to the front and panel radiator.

Bedroom 2

2.2m x 2.43m (7' 3" x 8' 0") Panel radiator, window to the rear.

Outside

To the front of the property is a small stone wall forming the front boundary and small hard standing area. To the rear is a large enclosed garden which is gently sloping. There are a variety of small trees and bushes, a patio area and the rear is sited a recently installed timber garden shed. The garden has a southerly aspect and is surprisingly private with the mature borders.

The Property

A charming terraced cottage very conveniently situated close to local shops, schools and the nearby beaches at Carlyon Bay, Charlestown, Porthpean and Duporth all being within a mile to a mile and a half distant. The accommodation is very well presented and offers lots of Characterful features but equipped with modern kitchen and bathroom. In brief the accommodation comprises of Living room with newly installed multi fuel burner, modern kitchen, two good-sized bedrooms, bathroom. Outside a large private South facing garden with timber garden shed. Please note although no allocated parking there are two options available. Park in Tesco's car park or there is an option to rent a parking space for £25 per month opposite the property.

All the windows are U.p.v.c. and a new electric energy efficient heater has been installed in the living room.

This charming cottage is ideally positioned and would be suitable for a first time buyer or couple and excellent potential for income as a holiday home.