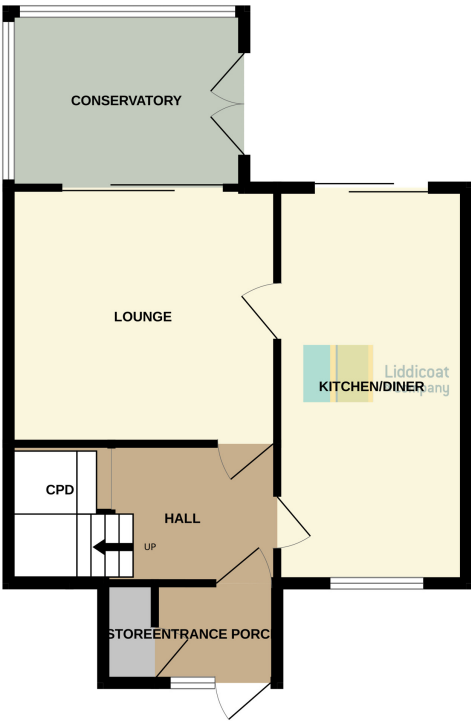
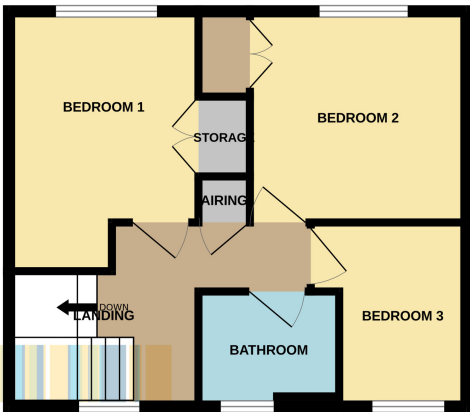


GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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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**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.



# HIGHER WOODSIDE, ST AUSTELL, CORNWALL PL25 5EH

PRICE £225,000



CHAIN-FREE AND READY FOR SALE, THIS WELL-PRESENTED THREE-BEDROOM END-TERRACED HOUSE IS CONVENIENTLY LOCATED JUST OUTSIDE THE TOWN CENTRE ON THE WESTERN SIDE. THE PROPERTY FEATURES ELECTRIC HEATING, AND THE ACCOMMODATION BRIEFLY INCLUDES: AN ENTRANCE PORCH, LOUNGE, CONSERVATORY, KITCHEN/DINING ROOM, THREE BEDROOMS, AND A SHOWER ROOM. EXTERNALLY, THERE IS A GARAGE SITUATED IN A NEARBY BLOCK AND A LEVEL, WELL-MAINTAINED, LOW-MAINTENANCE GARDEN.

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





### The Property

Chain-free and ready for sale, this well-presented three-bedroom end-terraced house is conveniently located just outside the town centre on the western side. The property features electric heating, and the accommodation briefly includes: an entrance porch, lounge, conservatory, kitchen/dining room, three bedrooms, and a shower room. Externally, there is a garage situated in a nearby block and a level, well-maintained, low-maintenance garden.

St Austell, one of Cornwall's largest towns, known for its rich history, stunning coastline, and strong community spirit. Once a major center for the china clay industry, the town has evolved into a popular residential and tourist destination. Just a short distance away is Charlestown, a charming, historic port famous for its beautifully preserved Georgian harbour, often used as a filming location for period dramas such as Poldark. Charlestown boasts a selection of waterfront restaurants, galleries, and a fascinating Shipwreck Museum. Another major attraction nearby is the world-renowned Eden Project, an iconic ecological park featuring massive biomes housing tropical and Mediterranean environments. The Eden Project not only showcases diverse plant life but also hosts educational programs, seasonal events, and concerts, making it a must-visit for nature lovers and families. With its mix of coastal beauty, cultural heritage, and modern amenities, St Austell is a fantastic place to live and explore.

### Room Descriptions

#### Entrance Porch

With full glazed door and full height side screen, door to useful storage cupboard, full glazed door leading into the entrance hall.

#### Entrance Hall

1.8m x 3.58m (5' 11" x 11' 9") With full glazed door leading in from the entrance porch, useful bin store and full glazed door leading into the entrance hall, stairs to the first floor, with large under stairs cupboard, door leading through to the kitchen.

#### Kitchen/Dining Room

2.7m x 5.54m (8' 10" x 18' 2") Creda night storage heater, window to the rear and front, fitted with a range of wood veneer front units, with built in larder fridge, space for the oven and space and plumbing for washing machine, sink unit, further range of high level cupboards, range of shelving, roll top work surface, tiled splashback, small paned door leading to the entrance hallway.

#### Conservatory

3.17m x 3.13m (10' 5" x 10' 3") With a ceramic tiled floor, large sliding Upvc sliding patio doors, tinted perspex hipped roof, ceiling fan/light fitting, French doors leading to the rear garden.

#### Lounge

3.58m x 3.63m (11' 9" x 11' 11") Programmable night storage heater, small paned door leading into the kitchen/Dining room.

#### Landing

Half landing with window to the front, main landing with roof access, modern electric radiator, airing cupboard with hot water tank.

#### Bedroom 1

2.4m x 3.6m (7' 10" x 11' 10") Built in double wardrobe, window to the front.

#### Shower Room

1.96m x 1.662m (6' 5" x 5' 5") Fitted with a White suite comprising of a low level W.C. wash hand basin, shower cubicle, fully tiled walls, window to the front, electric Mira Sport shower, electric towel radiator.

#### Bedroom 2

3.23m x 2.77m (10' 7" x 9' 1") Window to the front with Southerly outlook, built in double wardrobe.

#### Bedroom 3

2.65m x 1.8m (8' 8" x 5' 11") Plus door recess, window to the rear.

#### Garage

Situated in a block close to the property, the location is in the middle with a Red door.

#### Outside

To the front is a small area of lawn, whilst to the rear is a level low maintenance rear garden with generous paved area and golden flint chipping used with a raised shrub border to one side.