

Westbourne Drive

St. Austell

PL25 5EA

Guide Price £315,000

- NO ONWARD CHAIN
- THREE WELL PROPORTIONED BEDROOMS
- EXPANSIVE RECEPTION ROOM
- WORK SHOP & OUTBUILDING
- OFF ROAD PARKING FOR MULTIPLE VEHICLES PLUS GARAGE
- ENCLOSED REAR GARDEN WITH NEW FENCING
- CONNECTED TO ALL MAINS SERVICES
- TUCKED AWAY RESIDENTIAL LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1065.62 sq ft



### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to present this attractive and generously proportioned three-bedroom detached home, ideally located in a sought-after residential area that perfectly balances peaceful living with everyday convenience. Within walking distance of local amenities and excellent transport links, this property offers the best of both worlds for families or those looking to upsize.

Upon entry, you'll appreciate the sense of space and flexibility this home offers. The heart of the property is the spacious kitchen/diner, providing a superb setting for family meals, entertaining friends, or simply enjoying everyday life. A separate, well-appointed lounge offers a cosy retreat, perfect for unwinding at the end of the day, while a downstairs W.C. adds convenience for guests and residents alike.

Upstairs, you'll find three generously sized bedrooms, each offering a light and airy feel with ample space for furniture and storage. A family bathroom serves the first floor, completing the accommodation on offer.

Outside, the front garden enhances the home's kerb appeal, while the private driveway provides off-road parking for multiple vehicles, complemented by a garage for additional storage or workshop use.

To the rear, an expansive garden awaits - an ideal space for children to play, summer entertaining, or green-fingered buyers to make their mark. The current owner has further extended the outdoor space by acquiring additional land to the rear, now featuring two versatile outbuildings, offering fantastic potential for home working, hobbies, or extra storage.

This home is connected to mains water, electricity, drainage, and gas, and falls under Council Tax Band D.

### LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including *The Eagle Has Landed*, *Mansfield Park* and *Poldark*, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking *Lost Gardens of Heligan* and of course the world famous *Eden Project*.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

### ENTRANCE HALLWAY

uPVC frosted Skimmed ceiling. Coving. Built-in under stairs storage cupboard. Radiator. Skirting. Carpeted flooring.

### KITCHEN/DINER

18'0" x 11'11" (5.49m x 3.65m )

Skimmed ceiling. Coving. Dual aspect double glazed windows. Consumer unit. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Stainless steel sink basin with drainage board. Space for an oven, fridge, freezer and a washing machine. Radiator. Multiple plug sockets. Vinyl and carpeted flooring.

### CLOAKROOM

5'7" x 2'6" (1.72m x 0.78m )

Skimmed ceiling. Frosted double glazed window. Splash-back tiling. Wash basin. W.C. Skirting. Tiled flooring.

### LOUNGE

18'2" x 11'10" (5.55m x 3.62m )

Skimmed ceiling. Coving. Dual aspect double glazed windows. Open fire. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

### FIRST FLOOR LANDING

Skimmed ceiling. Access into a partially boarded loft space. Smoke alarm. Double glazed window to the rear aspect. Skirting. Carpeted flooring.

### BEDROOM ONE

18'0" x 11'10" (5.51m x 3.63m )

Skimmed ceiling. Coving. Dual aspect double glazed windows. Built-in wardrobe with bi-folding doors. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### BEDROOM TWO

10'10" x 8'8" (3.31m x 2.66m )

Skimmed ceiling. Coving. Double glazed window to the front aspect. Numerous built-in storage cupboards and wardrobes, one of which housing the hot water cylinder. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### BATHROOM

7'1" x 4'5" (2.17m x 1.36m )

Skimmed ceiling. Two frosted double glazed windows to the front aspect. Splash-back tiling. Electric shower over the bath. Wash basin. W.C. Radiator. Carpeted flooring.



### BEDROOM THREE

11'10" x 7'2" (3.63m x 2.20m )

Skimmed ceiling. Coving. Double glazed window to the rear aspect. Built-in storage cupboard. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### EXTERNAL

#### GARAGE

18'6" x 7'11" (5.66m x 2.42m )

Electric roller door. Multiple plug sockets.

#### PARKING

The private driveway provides off-road parking for multiple vehicles, complemented by a garage for additional storage or workshop use.

#### GARDEN

To the rear, an expansive garden awaits - an ideal space for children to play, summer entertaining, or green-fingered buyers to make their mark. The current owner has further extended the outdoor space by acquiring additional land to the rear, now featuring two versatile outbuildings, offering fantastic potential for home working, hobbies, or extra storage.

#### OUTBUILDING

18'0" x 8'5" (5.51m x 2.59m )

Two single glazed windows to the rear aspect. Dividing wall.

#### WORKSHOP

22'10" x 13'6" (6.96m x 4.13m )

Dual aspect Single glazed windows. Work bench. Concrete flooring.

#### SERVICES

This home is connected to mains water, electricity, drainage, and gas, and falls under Council Tax Band D.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction





Westbourne Drive, St. Austell, PL25 5EA

Energy Performance rating: D  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: None  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Good  
Parking: Private  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No  
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

1 Market Street  
St Austell  
Cornwall  
PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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