



Penn Street  
St. Austell  
PL26 8WS

Guide Price £350,000

- NO ONWARD CHAIN
- FULL NHBC WARRANTY REMAINING
- THREE BEDROOMS PLUS EN-SUITE
- CHARGING POINT FOR ELECTRIC VEHICLES
- POPULAR RESIDENTIAL LOCATION
  - PERFECT FAMILY HOME
- GARAGE AND OFF ROAD PARKING AVAILABLE
  - ENCLOSED REAR GARDEN
- WITHIN WALKING DISTANCE TO CLAY TRAILS
  - SCAN FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1162.50 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this immaculately presented, three-bedroom, detached house to the market. Situated within a peaceful development known as the "Eco Village". This property was constructed in 2024, therefore, it has the full ten year NHBC warranty ready and waiting for its new owners.

In brief, the property comprises of a bright and airy entrance hallway leading into a spacious kitchen/diner which boasts an array of integrated appliances as well as harbouring numerous soft-close storage cupboards and drawers. The heartbeat of this room is the recent introduction of an island, which adds a touch of sophistication to an already luxurious layout. Natural light floods through into the lounge due to its open-plan style of living, the perfect place to entertain guests or simply relax after a long day.

On the first floor, this home exudes space by showcasing three well-proportioned bedrooms and a well-appointment family bathroom. The master bedroom boasts a generous en-suite shower room and timeless balcony – the perfect spot for relaxing in the sunshine whilst being engrossed in your favourite novel or indulging in some cocktails under the stars. Externally, this property benefits from having an enclosed rear garden which has been mainly laid to lawn and is encompassed by a bespoke Cornish Wall. There is also a patio area which can be accessed from the doors in the lounge - making it the perfect spot for a summer soiree. Additional advantages include off road parking for multiple vehicles as well as substantial garage which houses a charging point for electric vehicles. The property is connected to mains water, electricity and drainage. The heating is distributed via electric heaters which are powered by a number of owned solar panels. It also fall under Council Tax Band D. Viewings are highly recommended to appreciate all this property has to offer.

### LOCATION

West Carclaze Garden Village is located on the outskirts of St Austell, just a couple of miles from the stunning Cornish coast. There is anticipated to be a vibrant centre, once completed, with bars, cafés, restaurants and retail. A Village Hub and Experience Centre will be home to lively public spaces, designed with accessibility in mind, and promoting activities and events the whole community can enjoy. As well as places to eat, there will be meeting rooms, a village shop selling local produce, play park, village square and more. This offers a fantastic focus for community life. In addition there are miles of countryside walks on the doorstep of the Village, along the Cornish clay trails - ideal for families and dog walkers alike. St Austell itself provides a range of amenities including a mainline railway station with direct access into London Paddington.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

### ENTRANCE HALLWAY

Front door. Full length double glazed windows to the side aspect. Smoke alarm. Electric heater. Vinyl flooring.

### LOUNGE

17'5" x 13'8" (5.31m x 4.17m )

Skimmed ceiling. Smoke alarm. Recessed spotlights. Double glazed window to the rear aspect. Two electric heaters. Television point. Multiple plug sockets. Skirting. Vinyl flooring. Door leading out onto the rear garden.

### KITCHEN/DINER

17'4" x 13'1" (5.29m x 4.01m )

Skimmed ceiling. Recessed spotlights. Two double glazed windows to the front aspect of the property. A range of wall and base mounted soft-close storage cupboards. Eye-level integrated oven and grill and four ring induction hob with extractor hood over. Integrated dish washer, fridge, freezer and washing machine. Stainless steel wash basin with drainage board. Built-in cupboard which houses the hot water cylinder and consumer unit. Beautiful island with marble affect top- with seating for four, additional storage and soft close cupboards. Multiple power sockets. Television point. Electric heater. Skirting. Laminate flooring.

### DOWNSTAIRS W.C.

5'6" x 4'5" (1.70m x 1.37m )

Skimmed ceiling. Recessed spotlights. Splash-back tiling. Wash basin. Heated towel rail. W.C. Skirting. Vinyl flooring.

### FIRST FLOOR LANDING

Skimmed ceiling. Recessed spotlights. Smoke alarm. Loft access. Multiple plug sockets. Electric storage heater. Skirting. Carpeted flooring. Doors leading into:

### BEDROOM ONE

13'1" x 10'11" (3.99m x 3.35m )

Skimmed ceiling. Door sets of sliding doors, one onto a Juliet balcony, the other onto an expansive decked balcony. Television point. Multiple plug sockets. Electric heater. Skirting. Carpeted flooring. Doors leading into:

### EN-SUITE

5'11" x 5'8" (1.82m x 1.74m)

Skimmed ceiling. Recessed spotlights. Frosted double glazed window to the rear aspect. Splashback tiling. Mains fed waterfall shower cubicle. Wash basin. Shaver points. Heated towel rail. W.C. Skirting. Laminate flooring.

### BEDROOM TWO

13'1" x 9'6" (4.00m x 2.92m )

Skimmed ceiling. Double glazed doors leading out onto a timeless Juliet



balcony. Television point. Multiple plug sockets. Storage heater. Skirting. Carpeted flooring.

### **BEDROOM THREE**

13'1" x 7'3" (4.00m x 2.22m )

Skimmed ceiling. Double glazed window to the front aspect. Multiple plug sockets. Electric heater. Skirting. Carpeted flooring.

### **BATHROOM**

8'5" x 5'11" (2.57m x 1.81m)

Skimmed ceiling. Recessed spotlights. Frosted double glazed window to the side aspect. Splash-back tiling. Mains fed Waterfall shower over bath. Wash basin. Shaver points. Heated towel rail. W.C. Skirting. Carpeted flooring.

### **OUTSIDE**

This property benefits from having an enclosed rear garden which has been mainly laid to lawn and is encompassed by a bespoke Cornish Wall. There is also a patio area which can be accessed from the doors in the lounge - making it the perfect spot for a summer suave.

### **GARAGE**

23'8" x 12'9" (7.22m x 3.89m )

Metal up & over door. Multiple plug sockets. Electric car charging point.

### **AGENTS NOTES**

This property is subject to an annual maintaince charge of £200.

### **SERVICES**

The property is connected to mains water, electricity and drainage. The heating distributed via electric heaters which are powered by a number of owned solar panels. It also fall under Council Tax Band D.

### **MATERIAL INFORMATION**

Verified Material Information

Council tax band: D

Tenure: Freehold

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No





Penn Street, St. Austell, PL26 8WS

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - OK

Parking: Garage, Driveway, Off Street, and On Street

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

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Wide doorways

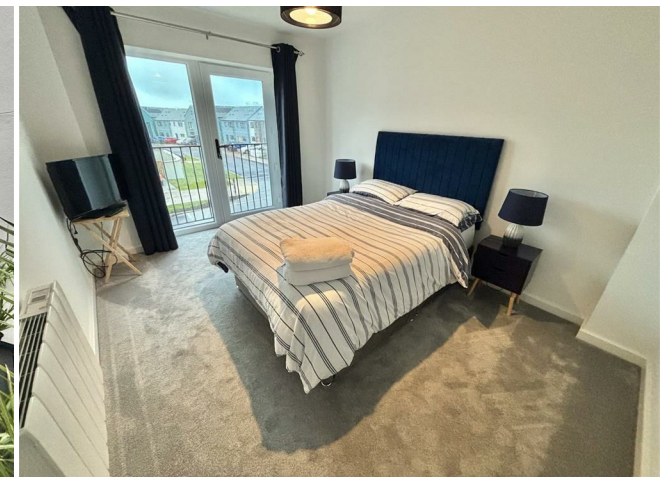
Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: A

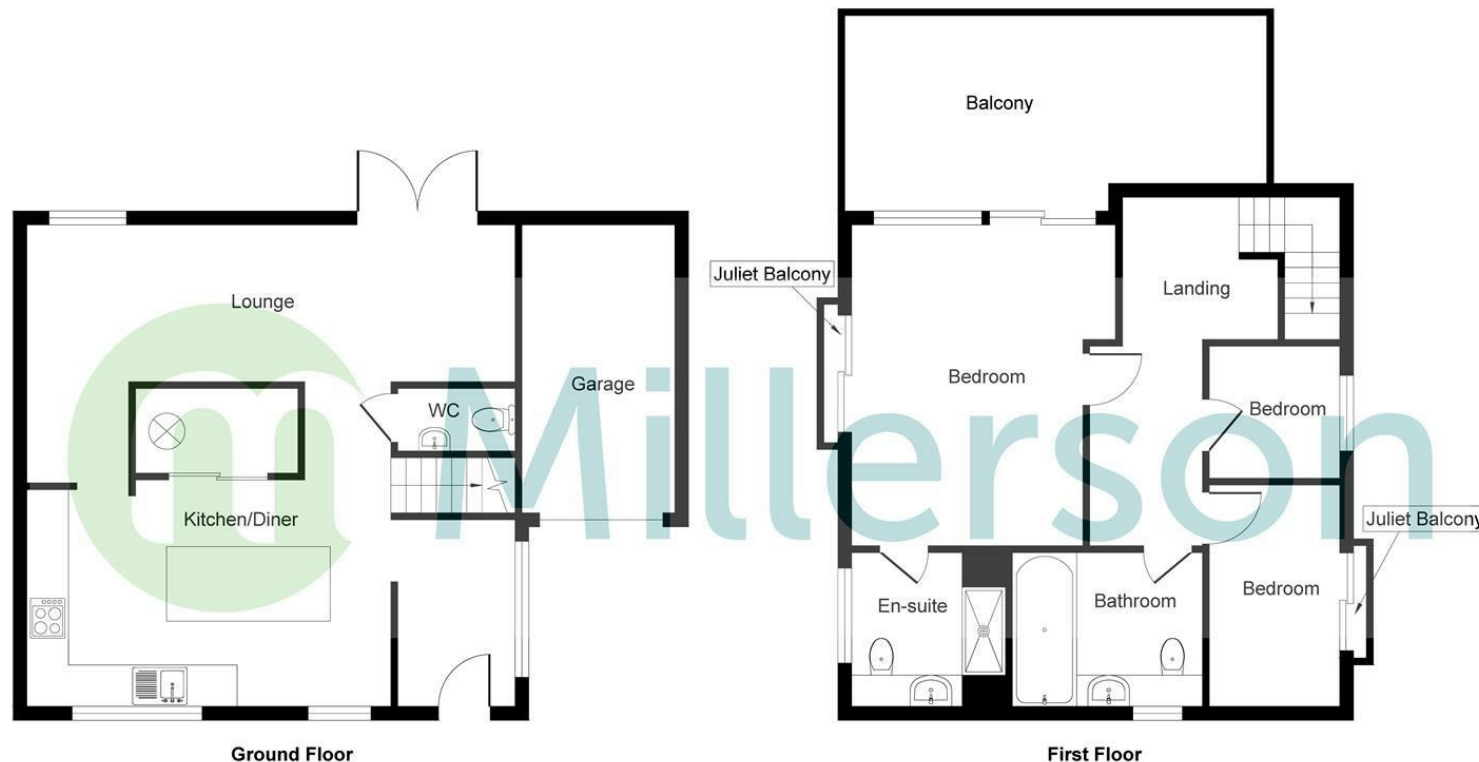
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Directions To Property

Leaving St Austell via the A391, follow the sign to the Eden Project over the two mini roundabouts, then at the next roundabout turn right into the development. The property will then be located on your right hand side and clearly visible with a round Millerson For Sale sign.



## Contact Us

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		92	93
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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