Killyvarder Way

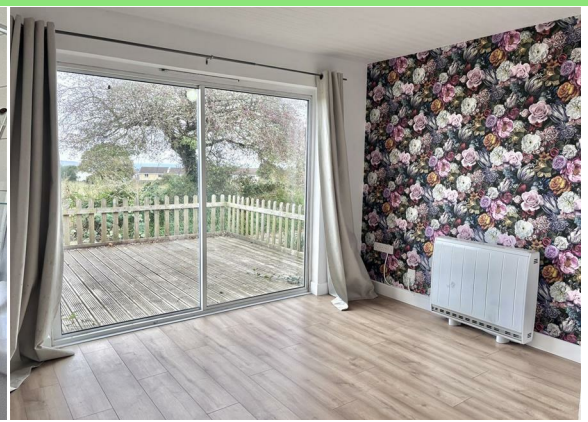
St. Austell

PL25 3DJ

Offers In Excess Of

£200,000

- NO ONWARD CHAIN
- OFF ROAD PARKING PLUS GARAGE
- THREE WELL PROPORTIONED BEDROOMS
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PERFECT FIRST HOME
- MOVE-IN READY CONDITION
- SEA GLIMPSES
- CONNECTED TO ALL MAINS SERVICES
- DOUBLE GLAZING THROUGHOUT
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 871.87 sq ft

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PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this beautifully maintained, move-in ready three-bedroom semi-detached home, ideally located on the fringes of the ever-popular town of St Austell. Set just a short distance from the bustling town centre and within easy reach of some of Cornwall's most picturesque beaches. Whether you're a first-time buyer eager to step onto the property ladder, or someone searching for a well-located, low-maintenance home, this property ticks all the right boxes.

Offered to the market with no onward chain, the home provides a seamless opportunity for buyers looking for a stress-free move. Internally, the accommodation is light, spacious, and thoughtfully laid out. Upon entering, you're welcomed by a bright and airy entrance hallway, which sets the tone for the rest of the home. To the right, a generously sized dual-aspect lounge/diner offers the perfect space for both relaxed family living and entertaining. To the rear, a well-equipped kitchen leads through to a separate utility area, providing additional storage and practicality. A convenient downstairs W.C. completes the ground floor.

Upstairs, the property continues to impress. There are three well-proportioned bedrooms, each offering ample natural light and flexibility of use. A modern family bathroom serves all rooms and is well-appointed to meet the needs of a growing household.

Outside, the home enjoys an enclosed, low-maintenance rear garden, perfect for those seeking an easy-to-manage outdoor space without compromising on privacy. Additional benefits include a garage and off-road parking.

The property is fully connected to mains water, electricity, gas, and drainage. Viewings are highly recommended to fully appreciate everything this delightful home has to offer.

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 center. 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.

ENTRANCE HALLWAY

Wooden front door with double glazed side panel. Electric heater. Telephone point. Multiple plug sockets. Skirting. Laminate flooring.

LOUNGE/DINER

Smoke alarm. Panelled ceiling. Full length sliding doors leading out on the front decking. Two electric heaters. Television point. Multiple plug sockets. Skirting. Laminate flooring. Double doors leading to the rear garden.

KITCHEN

Panelled ceiling. Double glazed window to the rear aspect. A range of base fitted storage cupboards and drawers with a beautiful oak finished worktop. Integrated electric oven with four ring hob and extractor hood over. Splash-back tiling. Matte finished wash basin with drainage board. Integrated dish washer and microwave. Space for a fridge and freezer. Multiple plug sockets. Skirting. Laminate flooring

DOWNSTAIRS W.C.

Double glazed frosted window to the rear aspect. W/C. Skirting.

UTILITY ROOM

Skimmed ceiling. Recessed spotlights. Double glazed window to the side aspect. Panel heater. Space for a washer/dryer. W.C. Radiator. Tiled flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Access into a partially boarded loft space. Double glazed window to the side aspect. Built-in storage cupboard housing the hot water cylinder. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM ONE

Skimmed ceiling. Two double glazed windows to the front aspect capturing beautiful sea views. Built-in storage cupboard. Electric heater. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

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

EXTERANLLY

GARDEN

Outside, the home enjoys an enclosed, low-maintenance rear garden, perfect for those seeking an easy-to-manage outdoor space without compromising on privacy.

GARAGE

With power connected.

SERVICES

The property is fully connected to mains water, electricity, gas, and drainage.

MATERIAL INFORMATION

Verified Material Information
Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Electricity-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Great
Parking: Off Street and Garage
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: Yes
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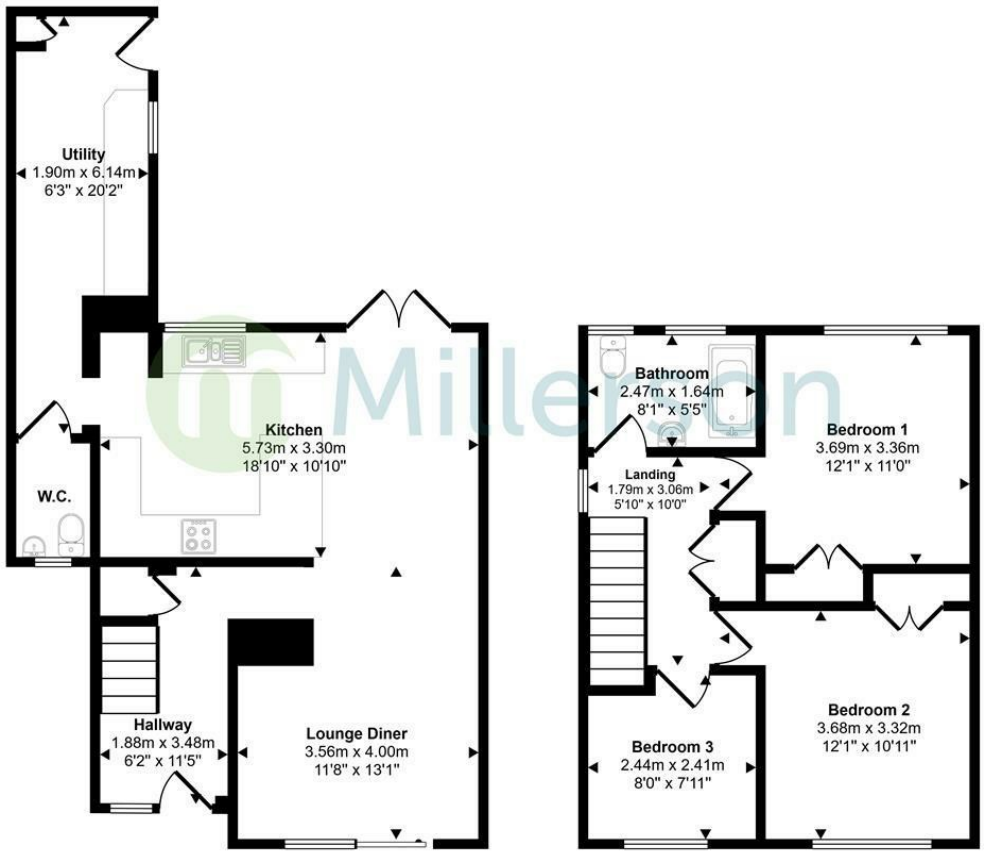
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

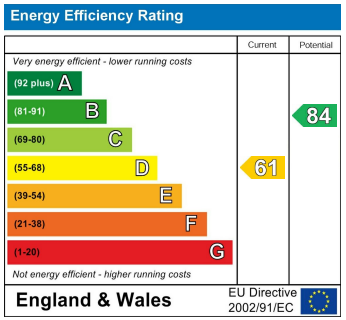
Approx Gross Internal Area
96 sq m / 1031 sq ft



Ground Floor
Approx 54 sq m / 582 sq ft

First Floor
Approx 42 sq m / 449 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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