



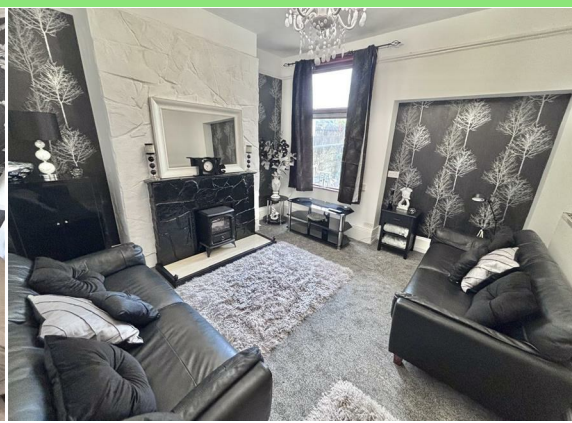
Beech Road

St. Austell

PL25 4TS

Offers In Excess Of

- NO CHAIN
- OFF ROAD PARKING PLUS GARAGE
- FOUR DOUBLE BEDROOMS
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PERFECT FAMILY HOME
- CONNECTED TO ALL MAINS SERVICES
- EXPANSIVE KITCHEN/DINER
- TWO RECEPTION ROOMS
- MORE PHOTOGRAPHS TO FOLLOW
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1388.54 sq ft



4



1



2



E47

#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to bring to market this outstanding four-bedroom semi-detached family home. Steeped in character and charm it is situated on the sought-after outskirts of St Austell town centre; this spacious property perfectly blends period elegance with modern living. With off-street parking, gardens, and a host of original features, this is a rare opportunity not to be missed.

Upon entering through the entrance porch, you are be greeted by a grand hallway, both beautifully finished with eye-catching Victorian mosaic tiled flooring, a true nod to the property's heritage.

The ground floor accommodation flows effortlessly and offers versatile living space ideal for growing families or those who love to entertain. The elegant living room and separate dining room provide warm and inviting areas to unwind, while the generously sized kitchen/diner serves as the heart of the home, ideal for family gatherings or casual dining.

Upstairs, a spacious landing leads to four generously proportioned double bedrooms, providing comfortable and versatile accommodation ideal for family living. A particular highlight is the charming bay-fronted bedroom, boasting far-reaching views across St Austell. The family bathroom is tastefully finished and benefits from both a separate shower cubicle and a full-size bath, catering perfectly to the needs of a modern household. Completing the first floor is a separate W.C.

Externally, the rear of the property continues to impress with a low-maintenance patio and stone garden, perfect for alfresco dining and summer barbecues. A large timber shed provides excellent storage options, while the garage and private driveway offer parking for at least two vehicles.

The property is connected to mains gas, water, electricity, and drainage. It also falls within Council Tax Band C. Viewings are highly recommended to appreciate all this 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 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 PORCH

Wooden door leading into:

#### ENTRANCE HALLWAY

Skimmed ceiling. Radiator. Multiple plug sockets. Skirting. Victorian mosaic flooring. Doors leading into:

#### LOUNGE

Skimmed ceiling. Single glazed window to the front aspect. Fireplace. Radiator. Multiple plug sockets. Television point. Skirting. Carpeted flooring.

#### DINING ROOM

Skimmed ceiling. Double glazed window to the rear aspect. Fireplace. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### KITCHEN/DINER

Dual aspect single glazed window. A range of wall and base fitted storage cupboards and drawers. Fireplace. Splash-back tiling. Space for an American fridge-freezer, washing machine, tumble dryer and dishwasher. Multiple plug sockets. Two radiators. Vinyl and Victorian mosaic tiled flooring. Door leading out into the rear garden.

#### FIRST FLOOR LANDING

Skimmed ceiling. Skylight. Access into a partially boarded loft space. Two radiators. Multiple plug sockets. Television point. Skirting. Exposed wooden floorboards.

#### BEDROOM ONE

Skimmed ceiling. Coving. Single glazed window to the rear aspect. Radiator. Multiple plug sockets. Television point. Skirting. Exposed wooden floorboards.

#### BEDROOM TWO

Skimmed ceiling. Single glazed window to the front aspect. Multiple plug sockets. Television point. Skirting. Carpeted flooring.

#### BEDROOM THREE

Skimmed ceiling. Single glazed window to the side aspect. Radiator. Multiple plug sockets. Television point. Skirting. Carpeted flooring.

#### BATHROOM

Recessed spotlights. Coving. Frosted window to the side aspect. Baxi combination boiler. Splash-back tiling. Cubicle housing an electric shower. Bath. W.C. Vinyl flooring.

#### SEPERATE W.C.

Skimmed ceiling. Frosted window to the rear aspect. Splash back tiling. Wash basin. W.C. Vinyl flooring.

#### BEDROOM FOUR

Skimmed ceiling. Single glazed window to the front aspect. Multiple plug sockets. Television point. Skirting. Carpeted flooring.



## EXTERNALLY

### GARDEN

The rear of the property continues to impress with a low-maintenance patio and stone garden, perfect for alfresco dining and summer barbecues.

### GARAGE

Single block-built garage.

### PARKING

This property has off-street parking for two vehicles. On street parking can also be found close by.

### SERVICES

The property is connected to mains gas, water, electricity, and drainage. It also falls within Council Tax Band C.

### MATERIAL INFORMATION

Verified Material Information  
Council Tax band: C  
Tenure: Freehold  
Property type: House  
Property construction: Timber framed windows, single glazed.  
Energy Performance rating: E  
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: FTTP (Fibre to the Premises)

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

Parking: Garage and Rear

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

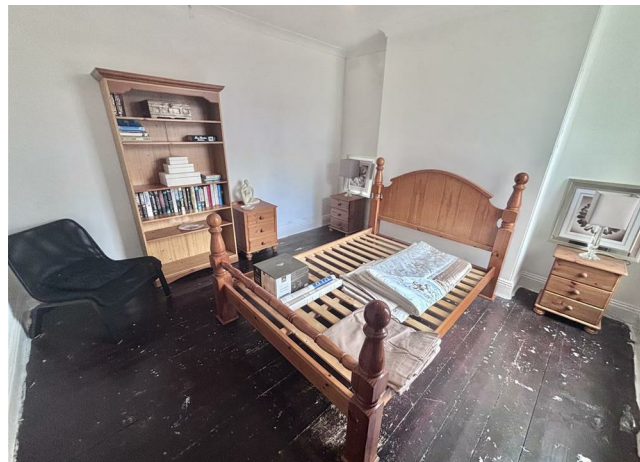
Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

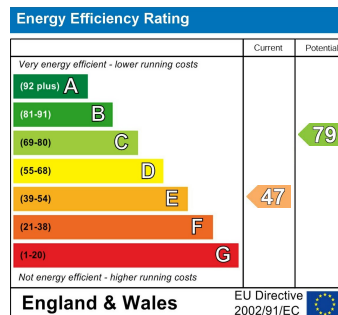
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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





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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