

Highfield Avenue

St. Austell

PL25 4SW

Asking Price £245,000

- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- WELL PROPORTIONED ROOMS THROUGHOUT
- CONNECTED TO ALL MAINS SERVICES
- MOVE IN READY CONDITION
- FRONT AND REAR GARDENS
- USEFUL OUTBUILDINGS
- SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area 947.00 sq ft



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Property Description

Smart Millerson Estate Agents are delighted to bring to the market this three-bedroom semi-detached home, conveniently situated within walking distance of the town centre. Offered for sale with no onward chain and vacant possession upon completion, this property presents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder.

The accommodation briefly comprises an entrance hall, living room, kitchen, three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a spacious rear garden, along with useful outbuildings providing valuable additional storage.

The property is connected to all mains services and falls within Council Tax Band B. Viewings are strictly by appointment only.

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 and can be found within the floorplan.

Entrance Hall

Double glazed window to the front aspect. Skimmed ceiling. Thermostat. Under stair storage cupboard. Cupboard housing combination boiler. Skirting. Carpeted flooring. Stairs to first floor. Doors leading to:

Kitchen/Diner

Double glazed window to the rear aspect. Skimmed ceiling. A range of wall and base fitted units with roll top work surfaces. Integrated fridge freezer. Space and plumbing for freestanding cooker, washing machine and dishwasher. One and a half stainless steel sink. Radiator. Ample plug sockets. Skirting. Tiled flooring.

Living Room

Double glazed window to the side aspect. Skimmed ceiling. Wall mounted electric fire. Radiator. Ample plug sockets. Skirting. Carpeted flooring. uPVC door leading outside.

First Floor

Double glazed window to the side aspect. Skimmed ceiling. Loft access. Smoke sensor. Dri-master unit. Built in storage cupboard. Plug sockets. Skirting. Carpeted flooring. Doors leading to:

Bedroom One

Double glazed window to the side aspect. Skimmed ceiling. Built in storage cupboard and recess. Radiator. Ample plug sockets. TV point. Skirting. Carpeted flooring.

Bedroom Two

Double glazed window to the side and rear aspect. Skimmed ceiling. Built in storage cupboard. Radiator. Ample plug sockets. TV point. Skirting. Carpeted flooring.

Bedroom Three

Double glazed window to the side aspect. Skimmed ceiling. Built in storage cupboard. Radiator. Ample plug sockets. TV point. Skirting. Carpeted flooring.

Family Bathroom

Obscured double glazed window to the side aspect. Skimmed ceiling. Extractor fan. Bath with electric shower over. Wash basin. WC with push flush. Shaver point. Radiator. Fully tiled walls. Vinyl flooring.

Outside

To the front- Laid to lawn with side access to the rear garden.

To the rear- Split into two sections. The first features a patio area ideal for al-fresco dining and access into the outbuildings whilst the second part is laid to lawn.

Parking

Ample on street parking is available.

Services

This property is connected to all mains services and falls under Council Tax Band B.

Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B



EPC rating: D
 The building
 Semi-detached house, standard construction
 Accessibility adaptations: None
 Services
 Mains electricity
 Mains water
 Mains foul drainage
 Mains surface water drainage
 Mains gas central heating
 Heating features: Double glazing
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 great, Vodafone great, Three good, EE good
 Parking: On Street
 Not in a controlled parking zone
 No disabled parking available
 Risks and restrictions
 Not a listed building
 Not in a conservation area
 No tree preservation order
 Title register restrictions (CL13222):
 - The 1981 conveyance contains restrictive covenants, which can limit how the property or land may be used. Their specific terms are not set out in the register extract and should be checked in the conveyance.
 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.

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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St Austell

Cornwall

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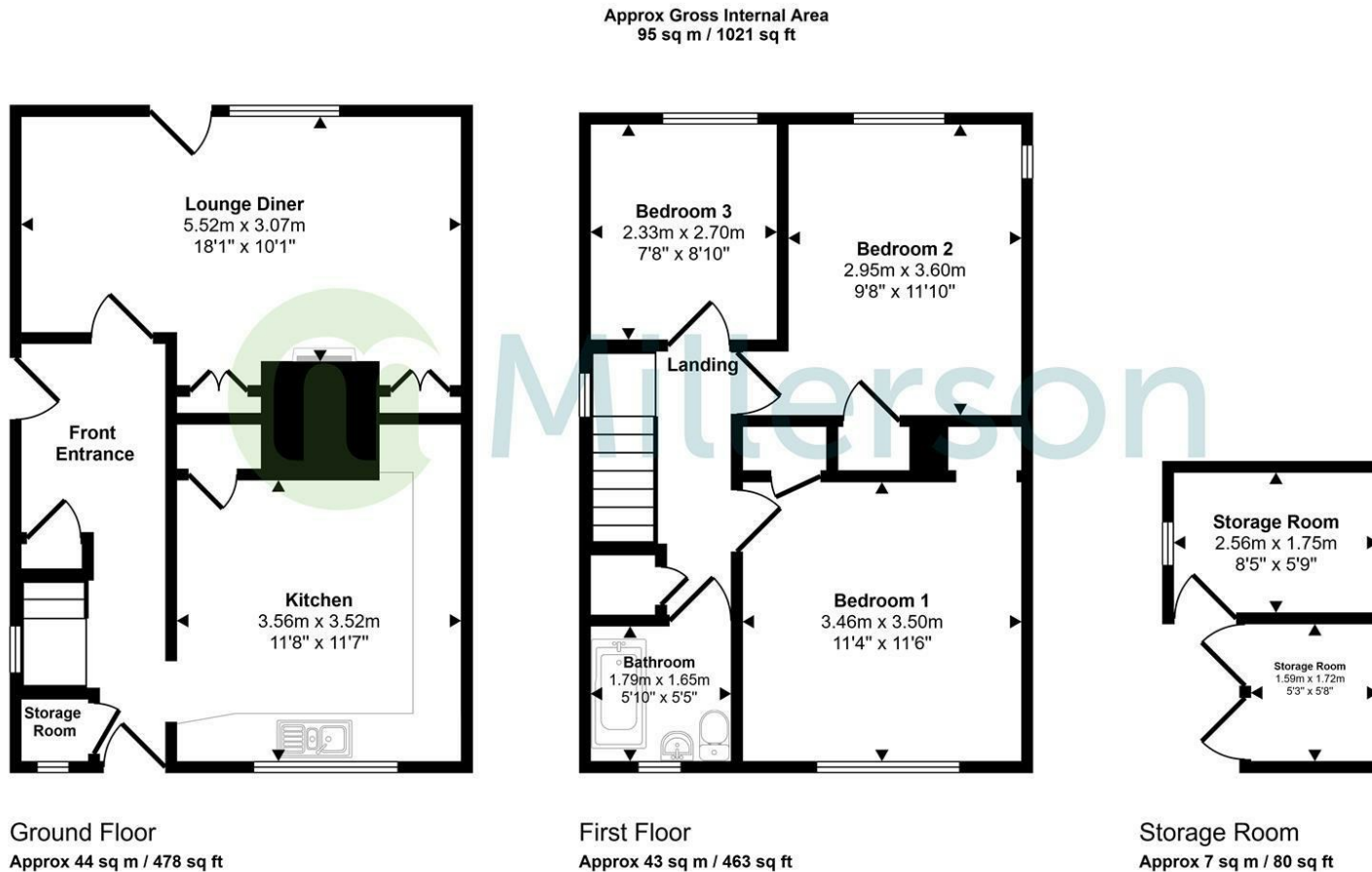
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Material Information



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC