



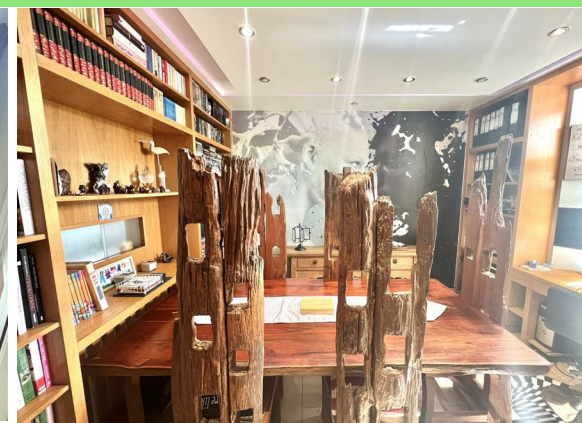
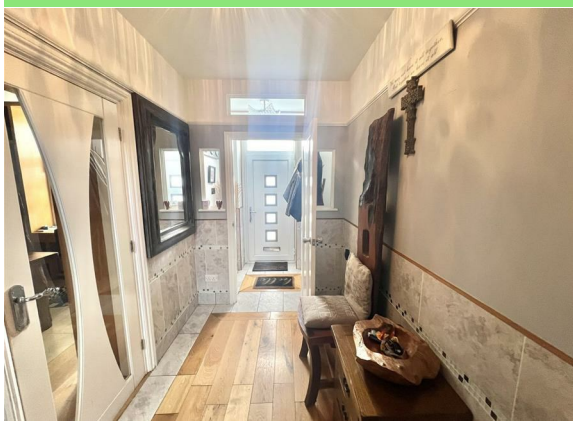
Eastbourne Road

St. Austell

PL25 4SU

Guide Price £240,000

- NO ONWARD CHAIN
- THREE WELL PROPORTIONED BEDROOMS
- THREE RECEPTION ROOMS
- PERFECT FAMILY HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
- SPACIOUS ATTIC ROOM
- LOG BURNER INSTALLED
- COUNCIL TAX BAND D
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - D

Floor Area - 1787.00 sq ft



#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this spacious three/four-bedroom detached home, offered to the market with no onward chain. Situated in the heart of St Austell town centre, this property offers the perfect blend of period charm and contemporary living, all within walking distance of shops, schools, and excellent transport links, an ideal choice for families or those seeking a versatile live-work space.

Upon entering a tiled entrance porch leads into a welcoming hallway, where an elegant oak staircase immediately sets the tone for the high-quality finishes found throughout. The ground floor is exceptionally versatile and thoughtfully laid out, offering a range of comfortable and functional living spaces. At the front, a study/entertainment room is fitted with modern spotlights and an integrated speaker system, making it perfect as a home office, media room, or even a guest bedroom.

The beautifully appointed kitchen is the true heart of the home, featuring a range of integrated appliances, ample storage, and stylish cabinetry. It opens seamlessly into a warm and character-filled dining area, where a wood-burning stove is nestled within a striking stone fireplace. Oak flooring adds warmth and sophistication and sliding oak doors lead through to a cosy lounge, complete with a flame-effect gas fire, creating the perfect space to relax and unwind.

Additional highlights on the ground floor include a separate utility room, a tastefully tiled wet room, and convenient direct access to the garden, offering fantastic practicality for busy family life.

Upstairs, the property continues to shine, with three well-proportioned bedrooms that are bright and inviting, as well as a modern and well-appointed family bathroom. A real bonus is the converted attic space, currently used as an additional bedroom. With excellent headroom, multiple Velux windows, and built-in eaves storage, this space offers huge flexibility, whether as a guest room, home office, creative studio or teenage retreat. However, please note that this conversion has not been signed off under building regulations.

Outside, the home is equally impressive. Wooden gates open to reveal gated off-road parking, a rarity in such a central location. The generous outside space includes several sheds, workshops, and a substantial timber outbuilding, all offering excellent storage or exciting potential for conversion, subject to the relevant consents. There's also a side area that could easily be transformed into a patio or decked terrace, ideal for outdoor dining, entertaining, or simply enjoying the sun.

The property is fully connected to mains gas, water, electricity and drainage, and falls within Council Tax Band D.

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 measurements are approximate)

##### ENTRANCE HALLWAY

Double glazed front door, tiled floor, door into hallway.

##### STUDY

Double glazed window to front aspect, recessed spotlights, integrated speakers, radiator, ample plug sockets. skirting.

##### KITCHEN

Double glazed window to side aspect, A range of wall and base fitted units

##### DINING ROOM

Double glazed window to front aspect, wood burner, sliding doors leading to the living room.

##### LIVING ROOM

Double glazed window front aspect, gas fireplace within stone fireplace, radiator.

##### UTILITY ROOM

Spaces for washing machine, Fridge Freezer. Door to Wet room.

##### WET ROOM

W/C, wash basin, waterfall shower, extractor fan, double glazed window, tiled floor.

##### BEDROOM ONE

Double glazed window, radiator, wash basin, built in wardrobes, skirting, carpet.

##### BEDROOM TWO

Double glazed window, radiator, wash basin, built in wardrobes, skirting, carpet.

##### BEDROOM THREE

Double glazed window, radiator, wash basin, built in wardrobes, skirting, carpet.

##### BATHROOM

Recessed spotlights. Frosted double glazed windows to the side aspect. Mains fed shower over the bath. Heated towel rail. Wash basin. W.C. Vinyl flooring.

##### DRESSING ROOM

This room has been thoughtfully redesigned to incorporate a staircase leading up to the converted loft space. It now serves as a dressing room, complete with built-in wardrobes, a double-glazed window, and additional under the stairs.

##### ATTIC SPACE

The current owner has converted this space to offer extra room, now being used as a bedroom. It's highly versatile, with ample headroom, several Velux windows, and eaves storage.

##### OUTSIDE

Wooden gates open to reveal gated off-road parking. The generous outside space includes several sheds, workshops, and a substantial timber outbuilding. There's also a side area that could easily be transformed into a patio or decked terrace.

##### PARKING

This property has off-road parking. On-street parking can also be found close by.

##### SERVICES

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



#### AGENTS NOTE

Please note that this attic conversion has not been signed off under building regulations.

#### MATERIAL INFORMATION

Verified Material Information

Council Tax band: D

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: Mains gas-powered central heating is installed.

Heating features: Double glazing and Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great,

Vodafone - Great, Three - Good, EE -

Good

Parking: 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

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

All information is provided without

warranty. Contains HM Land Registry

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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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Cornwall

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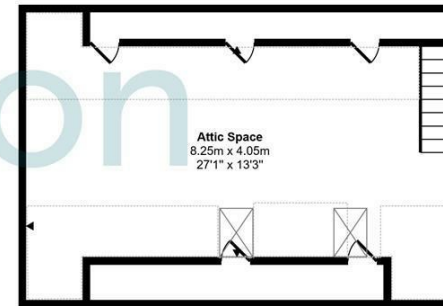
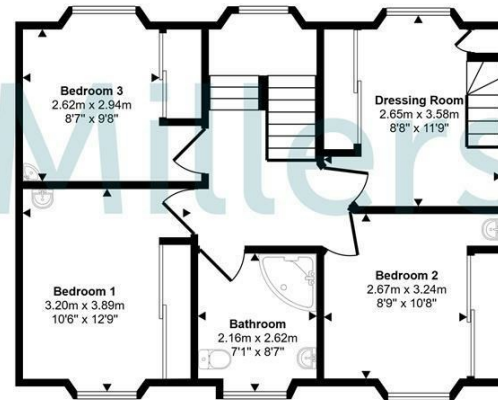
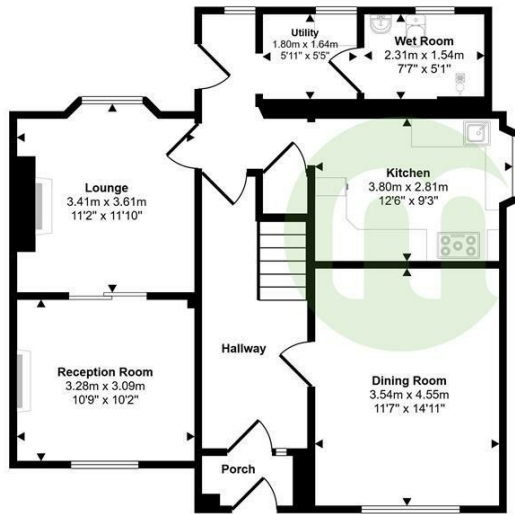
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Scan QR Code For Material Information



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Approx Gross Internal Area  
186 sq m / 1998 sq ft



Ground Floor  
Approx 77 sq m / 832 sq ft

Denotes head height below 1.5m

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.

