

Lime Grove

St. Austell

PL25 4EF

Guide Price £220,000

- PERFECT FIRST HOME
- THREE WELL-PROPORTIONED BEDROOMS
- TWO BATHROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
- IMMACULATE CONDITION
- EXTREMELY POPULAR LOCATION
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION







Millerson
Part of Smart Property Group

Tenure - Freehold

Council Tax Band - C

Floor Area - 796.52 sq ft



3



2



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C79

PROPERTY DESCRIPTION

Millerson Estate Agents are delighted to introduce to the market this beautifully presented three-bedroom terraced home, ideally positioned within this extremely popular residential location, just a short walk from the heart of St Austell town, making an excellent choice for first-time buyers, young families or those looking for a well-maintained home within easy reach of the town.

The bright entrance hallway provides access to the principal ground floor rooms and sets the tone for the well-presented accommodation beyond. The modern kitchen offers a practical and sociable space, fitted with a good range of wall and base storage cupboards and drawers, providing plenty of room for everyday essentials. There is also space to create a comfortable dining area, making this a versatile room for both busy mornings and relaxed mealtimes.

The generously proportioned lounge/diner provides an inviting space in which to unwind, with the double doors opening directly onto the enclosed rear garden. This creates a lovely sense of flow between the living accommodation and outside space, while also allowing plenty of natural light into the room. The ground floor is completed by a useful cloakroom, adding an extra level of convenience for everyday living.

To the first floor are three well-proportioned bedrooms, providing excellent flexibility for a range of buyers. The principal bedroom benefits from its own en-suite shower room, offering a degree of privacy and convenience, while the remaining bedrooms are served by the well-appointed family bathroom. Whether used as children's bedrooms, guest accommodation, a home office or simply additional living space, the layout provides plenty of scope to suit individual requirements.

One of the property's particular highlights is the enclosed tiered rear garden, which has been thoughtfully arranged to provide several distinct areas for entertaining and relaxing. The lower level has been paved and offers an ideal setting for barbecues, outdoor dining or simply enjoying a morning coffee in the fresh air. Moving upwards, the next tier has been laid with artificial grass, creating an attractive, low-maintenance area that can be enjoyed throughout the year without the upkeep associated with a traditional lawn. The upper tier is decked and provides a wonderful elevated seating area, making it the perfect spot for an evening soiree or for unwinding at the end of the day. The enclosed nature of the garden also provides a good degree of privacy and makes the space both versatile and enjoyable.

Further benefits include an allocated off-road parking space, with an abundance of additional on-street parking available close by. The property is connected to mains water, gas, electricity and drainage and falls within Council Tax Band C.

LOCATION

Lime Grove is ideally situated within this popular residential area of St Austell, offering convenient access to the town centre and its wide range of shops, amenities and everyday facilities. St Austell also provides excellent transport links, with a mainline railway station and easy access to the A30, making it well placed for exploring the wider area. The beautiful Cornish coastline, beaches and countryside are also within easy reach, making this a great location for enjoying all that Cornwall has to offer.

THE ACCOMMODATION COMPRISES

(All measurements are approximate and can be found within the floorplan)

ENTRANCE HALLWAY

uPVC double-glazed door. Smoke alarm. Consumer unit. Under-stairs storage cupboard. Thermostat. BT master socket. Radiator. Multiple plug sockets. Skirting. Carpeted flooring. Doors leading into:

LOUNGE/DINER

Skimmed ceiling. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring. Double doors with side panels leading out onto the rear garden.

KITCHEN

Skimmed ceiling. Extractor fan. Double-glazed window to the front aspect. A range of wall and base fitted storage cupboards and drawers. Ideal gas boiler. Integrated oven with four-ring gas hob and extractor hood over. Splashback tiling. Stainless steel sink with drainer. Space for under-counter washing machine, tumble dryer, fridge and freezer. Multiple plug sockets. Radiator. Skirting. Vinyl flooring.

CLOAKROOM

Skimmed ceiling. Extractor fan. Splashback tiling. Wash basin. W.C. Radiator. Skirting. Vinyl flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Access to a partially boarded loft space. Radiator. Plug sockets. Skirting. Carpeted flooring. Doors leading into:

BEDROOM ONE

Skimmed ceiling. Double-glazed window to the front aspect. Full-length built-in storage cupboards with mirrored sliding doors. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring. Door leading into:

EN-SUITE

Skimmed ceiling. Extractor fan. Frosted double-glazed window to the front aspect. Splashback tiling. Shower cubicle housing an electric shower. Wash basin. W.C. Radiator. Skirting. Vinyl flooring.

BEDROOM TWO

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







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

BATHROOM
Skimmed ceiling. Extractor fan. Porcelain splashback tiling. Mains-fed shower over the bath. Wash basin. Heated towel rail. W.C. Skirting. Vinyl flooring.

EXTERNALLY

GARDEN
One of the property's particular highlights is the enclosed tiered rear garden, which has been thoughtfully arranged to provide several distinct areas for entertaining and relaxing. The lower level has been paved and offers an ideal setting for barbecues, outdoor dining or simply enjoying a morning coffee in the fresh air. Moving upwards, the next tier has been laid with artificial grass, creating an attractive, low-maintenance area that can be enjoyed throughout the year without the upkeep associated with a traditional lawn. The upper tier is decked and provides a wonderful elevated seating area, making it the perfect spot for an evening soiree or for unwinding at the end of the day. The enclosed nature of the garden also provides a good degree of privacy and makes the space both versatile and enjoyable.

PARKING
Further benefits include an allocated off-road parking space, with an abundance of additional on-street parking available close by.

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

MATERIAL INFORMATION
Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: C
The building
Mid-terrace house, standard construction









Lime Grove, St. Austell

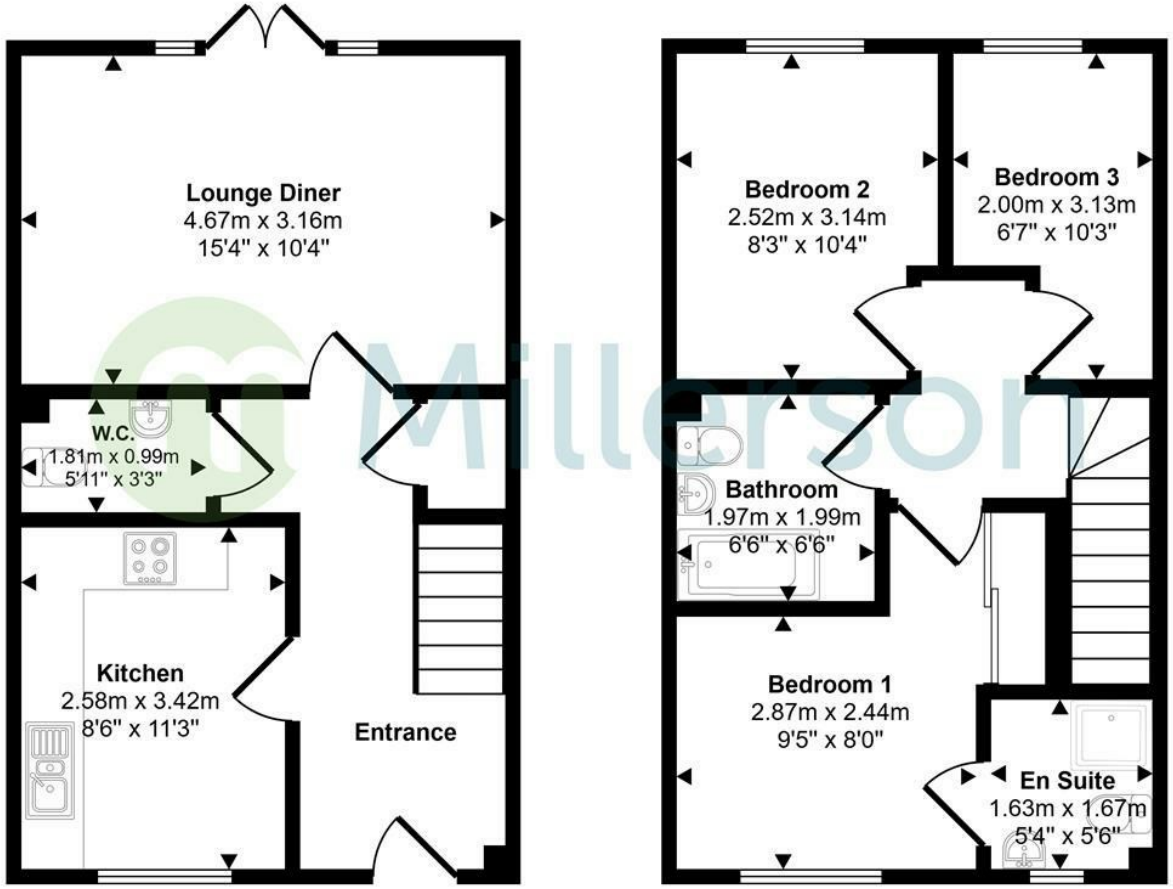
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone great, Three good, EE good
Parking: Off Street, Allocated, and Communal
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 (CL300726):
- The owner cannot sell or transfer the property without a certificate from Tregorick View (St Austell) Community Interest Company limited. This ensures that certain management rules from the 2013 Transfer have been followed.
- There is a standard restriction linked to the mortgage with Santander UK PLC. This is a normal part of the process and ensures the lender is paid when the house is sold.
- The 2013 Transfer contains restrictive covenants, which are rules that limit what can be done with the land to protect the local area.
- The owner has made a legal promise to follow all existing rules affecting the property and to take responsibility for them.
No environmental risks recorded
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
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
74 sq m / 792 sq ft



Ground Floor
Approx 37 sq m / 397 sq ft

First Floor
Approx 37 sq m / 395 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?

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Contact Us On The Details Below To Arrange A Valuation

Here To Help

1 Market Street
St Austell
Cornwall
PL25 4BB
E: staustell@smartmillerson.co.uk
T: 01726 72289
www.millerson.com

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