

Quillet Close

St Austell

PL25 4GD

Asking Price £400,000

- TUCKED AWAY POSITION
 - RURAL VIEWS
- FOUR BEDROOM DETACHED HOME
 - SPACIOUS KITCHEN/DINER
 - ENCLOSED REAR GARDEN
 - PATIO AREA
- MAIN BEDROOM WITH ENSUITE
 - GARAGE
- REMAINDER OF NHBC WARRANTY
 - SCAN FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - E

Floor Area - 1237.00 sq ft



Property

Millerson is delighted to offer this stunning, spacious and well-presented four bedroom family home with the benefit of gas centrally heated accommodation that briefly comprises: reception hall, cloakroom/WC, living room, family kitchen/diner ideal for entertainment, utility room, and on the first floor, four double bedrooms with one large main ensuite bathroom and a spacious family bathroom. Outside is an open-plan lawn area and driveway providing parking for numerous cars. To the rear is an enclosed and landscaped garden with patio area, lawn area, flower beds and further terrace on the higher level.

Location

This is located on this popular development, up a small cul-du-sac, and is well-placed for the local beach of Porthpean, and the historic harbourside town of Charlestown and wide selection of restaurants and pubs. Other nearby attractions are the lovely beach at Pentewan, the Lost Gardens at Helligan, The Eden Project and many coastal and inland walks. The town of St Austell, which is about a two miles away, offers a wide range of shops and businesses and has a mainline railway station. The city of Truro is about 15 Miles to the West.

Front Entrance

With part patterned front door leading into:

Reception Hallway

With panelled radiator, understairs cupboard, turning staircase leading to first floor and doors to kitchen/diner, living room and :

Cloakroom/WC

Part-tiled walls, low-level close-coupled WC, pedestal wash basin with mixer taps, obscure window to front elevation, panelled radiator.

Living Room

14'9" x 13'10" (into bay) (4.52m x 4.23m (into bay))
Bay window with rural views looking out over open fields, two panelled radiators, ample power points and TV ariel point, small double-glazed window to side.

Kitchen/Dining Room

21'3" x 9'6" (6.50m x 2.90m)

A great family room with extensive kitchen in an warm olive colour, range of base units, built-in dishwasher, washing machine, double oven and five ring gas hob, stainless steel AEG extractor fan above, one and a half stainless steel sink unit with mixer taps, marble-effect work tops, power points with usb points, built-in fridge freezer, tiled splash back, double-glazed window to rear elevation, inset spotlights. Dining area with double-glazed patio doors leading to the enclosed garden with patio area. Door from kitchen to:

Utility Room

6'11" x 5'1" (2.13m x 1.55m)

Matching base units to kitchen, space for tumble dryer, double-glazed window to side, marble-effect work tops, wall-mounted gas boiler.

First Floor

Landing

A lovely spacious landing ideal for a study area, access to loft space, panelled radiator, small double-glazed window to front.

Main Bedroom

13'9" x 11'9" (4.21m x 3.60m)

A spacious and light room with double-glazed window to the front elevation with rural views, panelled radiator, tv ariel point, various power points, small double-glazed window to side, door to

En-suite

6'11" x 5'1" (2.13m x 1.55m)

Double shower cubicle, with mains fed Mira shower, pedestal wash basin, low-level WC, ladder style chrome towel rail, part-tiled walls, double-glazed window to side, extractor fan.

Bedroom Two

12'2" x 9'8" (3.71m x 2.97m)

Panelled radiator, double-glazed window to rear, power points and TV ariel point.



Bedroom Three

9'6" x 10'3" (2.92m x 3.14m)

Panelled radiator, double-glazed window to rear elevation, power points and TV ariel point.

Bedroom Four

12'2" x 6'9" (3.71m x 2.08m)

Double-glazed window to front elevation, panelled radiator, power points.

Family Bathroom

6'2" x 6'0" (1.90m x 1.83m)

Maximum measurement, plus shower recess, three piece suite with low-level WC, pedestal wash basin, panelled bath, heated towel rail, inset spotlights, extractor fan and double-glazed window to rear..

Garage

17'1" x 8'5" (5.22m x 2.57m)

With up and over door, power, light and pedestrian door to rear garden.

Outside

To the front there is an open-plan garden with ample parking on the drive and a lawn area and side path leading to the enclosed rear garden with patio area and steps leading up to a lawn area and beds for growing vegetables or plants, outside tap.

Material Information

Verified Material Information

Council tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No



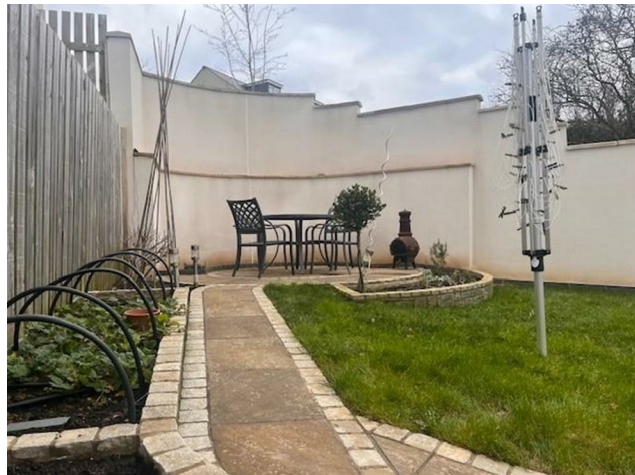


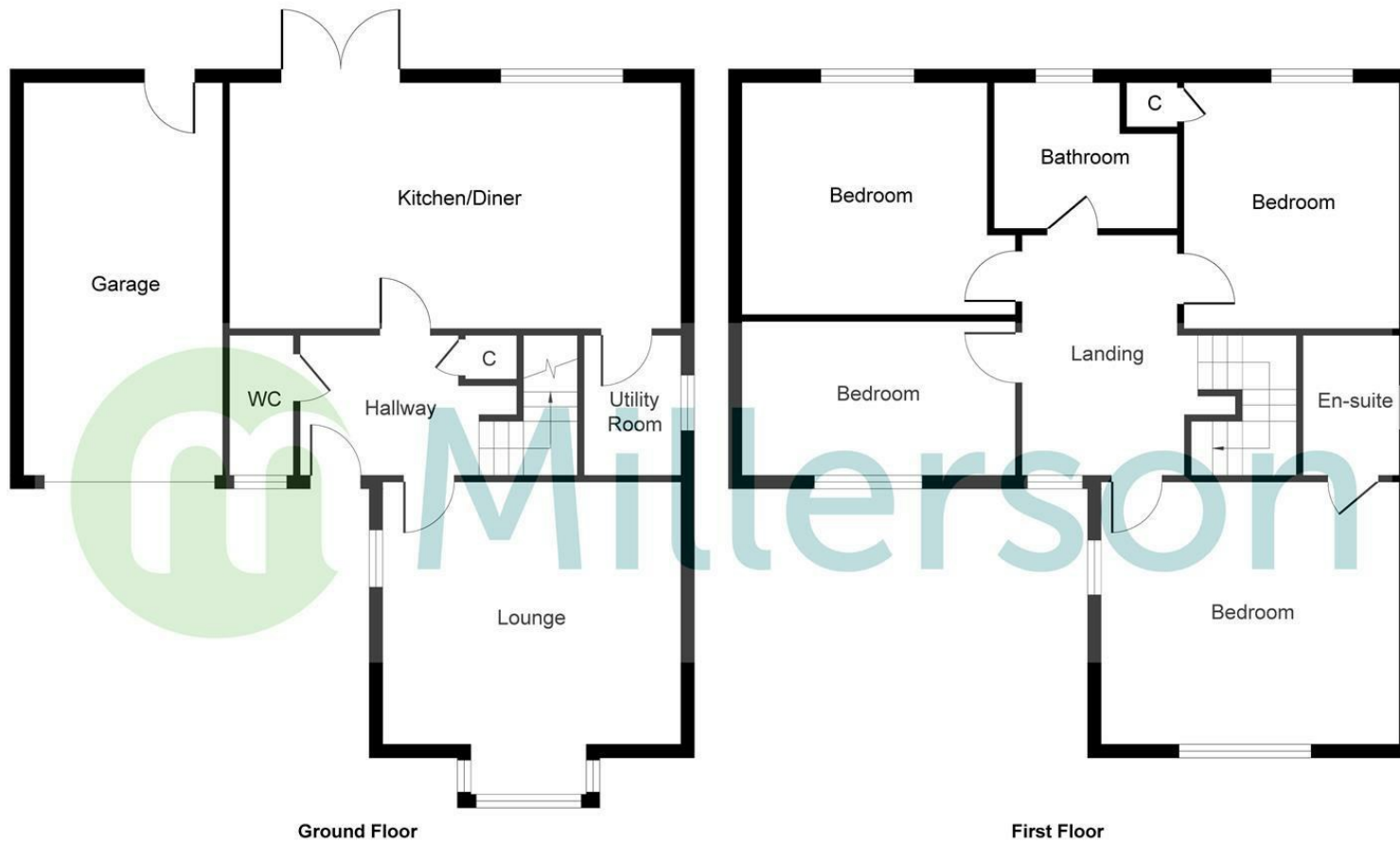
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Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great
Parking: Allocated, Garage, Driveway, Off Street, and Private
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
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: B
Current service charge £150 pa (for cutting and maintaining communal areas)

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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.





Directions To Property

From Asda proceed up the hill and bear into the right hand lane and turn right as signposted towards Duporth and Porthpean. Continue along this road without deviation to the new mini roundabout where you need to take the 2nd exit on to Pellymounter Close and the next immediate left onto Aglets Way and then second right into Quillets Close, proceed down to the bottom and then turn left and proceed up the drive to the end.

Contact Us

5-6 Market Street
St Austell
Cornwall
PL25 4BB

E: st.austell@millerson.com

T: 01726 72289

www.millerson.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

