

Edgumbe Green

St. Austell

PL25 5EE

Offers In Excess Of  
£350,000

- NO ONWARD CHAIN
- POPULAR RESIDENTIAL AREA
- IDEAL FOR GROWING FAMILIES
  - ENCLOSED REAR GARDEN
  - WALKING DISTANCE TO THE TOWN CENTRE
  - INTEGRAL GARAGE AND DRIVEWAY PARKING
- CONNECTED TO ALL MAINS SERVICES
  - DOUBLE GLAZING THROUGHOUT
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1151.00 sq ft



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D68

### Property Description

Smart Millerson Estate Agents are delighted to market this spacious and well-maintained four-bedroom detached family home, ideally situated within a highly sought-after residential area on the outskirts of St Austell. Offered for sale with no onward chain and vacant possession upon completion, this property provides a fantastic opportunity for buyers looking for a smooth and hassle-free purchase. With generous living accommodation throughout, it is perfectly suited to growing families or those seeking additional space in a peaceful yet convenient location.

The ground floor offers a welcoming and versatile layout, beginning with a bright and airy lounge/diner that provides an excellent space for both everyday living and entertaining. The kitchen is well-appointed with ample storage and worktop space, making it ideal for keen cooks and busy households alike. A convenient cloakroom completes the ground floor accommodation. Upstairs, the property continues to impress with four well-proportioned double bedrooms, each offering comfortable and flexible living arrangements, whether used for family members, guests, or home office space. The family bathroom is also located on this level and is fitted to serve the needs of a modern household. This floor also provides access into the sizeable loft space which not only has lighting but is boarded throughout too.

Externally, the property benefits from a generous rear garden, perfect for enjoying the Cornish sunshine, outdoor dining, or hosting barbecues with family and friends. To the front, there is driveway parking for at least two vehicles, in addition to a garage.

Located at the bottom an no-through cul de sac, one of the standout features of this home is the far-reaching views towards the Gribben Head and surrounding countryside, offering a picturesque backdrop that can be enjoyed year-round. Having been well cared for by the current owners, the property is presented in good condition throughout with great potential to be modernised if preferred. Early viewings are highly recommended to fully appreciate the space, location, and lifestyle this wonderful home has to offer.

### Location

Edgcombe Green is a sought after area situated on the outskirts of St Austell. It is within walking distance of the town centre and also benefits from good travel links into Truro and Newquay. For families, the property is within the catchment area of both St Mewan and Pondhu Primary school with plenty of parks close by too. 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

Coving. Smoke sensor. Under stair storage cupboard. Radiator. Plug sockets. Broadband point. Skirting. Carpeted flooring. Stairs to first floor. Doors leading to:

### Lounge / Diner

Large double glazed window to the front aspect. Coving. Feature fire place with mantle and hearth. Radiator. Ample plug sockets. TV and phone point. Skirting. Carpeted flooring. Double glazed French doors leading out to the garden. Door leading into the

### Kitchen

Double glazed window to the rear aspect. Recessed spotlights. A range of wall and base fitted units with roll top work surfaces. One and a half sink with drainer. Space and plumbing for freestanding fridge freezer, washing machine and cooker. Wall mounted Worcester boiler. Radiator. Ample plug sockets. Skirting. Tiled flooring. UPVC door leading outside.

### Cloakroom

Double glazed obscured window to the front aspect. WC with push flush. Wash basin. Tiling around water sensitive areas. Radiator. Vinyl flooring.

### First Floor Landing

Smoke sensor. Access into boarded loft benefitting from lighting. Airing cupboard housing hot water tank. Skirting. Carpeted flooring. Doors leading to:

### Bedroom One

Double glazed window to the front aspect benefitting from views from Gover Valley out to Polruan and Gribben head. Coving. Built in double wardrobe. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

### Bedroom Two

Double glazed window to the front aspect benefitting from views from Gover Valley out to Polruan and Gribben head. Coving. Built in double wardrobe. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

### Bedroom Three

Double glazed window to the rear looking out onto the garden. Coving. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

### Bedroom Four

Double glazed window to the rear looking out onto the garden. Coving. Built in single wardrobe. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

### Family Shower Room

Double glazed frosted window to the rear aspect. Extractor fan. Modernised double shower cubicle with waterfall head and additional detachable head. Vanity unit with wash basin and WC with push flush. Razor point. Heated towel rail. Floor to ceiling tiling. Under floor heating.

### Outside

To the front- Bricked driveway allowing parking for at least two vehicles. Path leading to the front door. Laid to lawn area to the side. Side gate.

To the rear- Steps leading up to the garden area accessed either from the kitchen or the double doors off the dining area. Decked area ideal for garden furniture. Further steps leading up to a laid to lawn area. Mature foliage and shrubbery borders the garden.

### Garage

Metal up and over door. Work surfaces. Wash basin (please note, this is not currently functioning). Upvc side door. Both doors were replaced approximately 3 years ago.

### Parking

There is off road parking for two vehicles in addition to the garage. On street parking is also available.

### Services

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



### Agents Note

Please note that probate is required before the transaction can complete. It is expected to be applied for over the coming weeks.

The curtains in the living room and blinds in the kitchen are bespoke by Tony's Interior located in Bugle. These are available to purchase via separate negotiation.

### Material Information

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: Survey Instructed

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 Open fire

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage and Driveway

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 data

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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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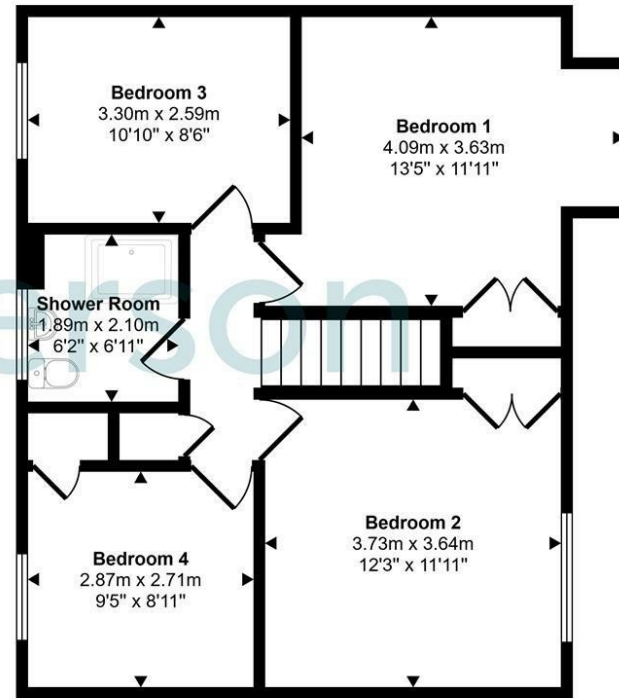
T: 01726 72289

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Scan QR Code For  
Material Information



Approx Gross Internal Area  
124 sq m / 1338 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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