

Ropehaven Road

St. Austell

PL25 4DT

Price Guide £350,000

- NO ONWARD CHAIN
- STUNNING SEA VIEWS
- 3/4 SPACIOUS BEDROOMS
- PERFECT FAMILY HOME
- EXTREMELY POPULAR RESIDENTIAL LOCATION
- MODERNISED THROUGHOUT
- MATURE GARDENS AND GARAGE
- WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- DOUBLE GLAZED THROUGHOUT
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area 1313.20 sq ft



4



2



1



55

PROPERTY DESCRIPTION

Smart Millerson are delighted to present to the market this spacious and versatile four-bedroom property, offering generous accommodation arranged over two floors and ideally suited to family living. The property benefits from double glazing and gas central heating throughout much of the home, while its elevated position and attractive outlook further enhance the appeal of this well-located property.

The accommodation briefly comprises a welcoming entrance hall leading to two spacious double bedrooms on the ground floor, a family bathroom/shower room and separate WC. The two ground-floor bedrooms offer excellent flexibility and make the property particularly well suited to multi-generational living, providing comfortable accommodation for older family members or those who may prefer to have bedroom facilities on one level. There is a comfortable sitting room with a centre wood burner which leads into a particularly impressive, long conservatory, providing an excellent additional living space and enjoying far-reaching views across the bay. A separate dining room and well-appointed kitchen provide further practical and sociable living areas, with an additional WC completing the ground-floor accommodation.

To the first floor, there are two further double bedrooms. The master bedroom is a particular highlight, featuring its own ensuite shower room together with stunning sea views, creating a peaceful and impressive space to retreat to. The additional double bedroom provides excellent flexibility and could be utilised as a guest bedroom, home office or further family accommodation.

Externally, the property continues to impress, with a mature rear garden offering a good degree of privacy and established planting. To the front is an attractive south-facing garden, providing a pleasant outdoor space to enjoy throughout the day. There is also a driveway and a separate garage situated at the lower end of the property, offering valuable storage and parking facilities.

LOCATION

Ropehaven Road enjoys an elevated and convenient position close to the heart of St Austell, with a wealth of everyday amenities within easy reach. A Tesco Express is just a short walk away, while St Austell town centre is less than a mile from the property and offers an excellent range of shops, cafés, restaurants, public houses, a cinema and leisure facilities.

St Austell College is also located nearby, providing a range of educational facilities and resources. The town benefits from excellent transport connections, including a mainline railway station with direct services towards Penzance and London Paddington.

The A30 is easily accessible by road, providing convenient connections throughout Cornwall and to the wider UK. The property is also ideally positioned for exploring the stunning Cornish coastline, with popular beaches including Porthpean and Carlyon Bay within a short drive. The historic harbour of Charlestown is equally close, famous for its charming waterfront, rich maritime heritage and impressive collection of tall ships.

ACCOMMODATION COMPRISES

(Please see all measurements on the floorplan)

RECEPTION HALLWAY

A welcoming entrance hall featuring a double-glazed window to the side, skirting boards and carpeted flooring. The space provides an ideal area for coats and shoes.

BEDROOM FOUR/ OFFICE

Double glazed window to side aspect. Ample plug sockets. Skirting. Carpeted flooring.

W/C

W/C. Worcester boiler above. Skirting. Vinyl flooring.

LIVING ROOM

Double glazed sliding door to the rear aspect. Wood burner. Ample plug sockets. TV and phone point. Skirting. Carpeted flooring. Door leading into the

CONSERVATORY

Double glazed window to three sides with great sea and countryside views. Carpeted flooring. Door leading to garden.

KITCHEN

Double glazed window to the front aspect. A range of wall and base fitted units with roll top work surfaces. Stainless steel sink with drainer. Space and plumbing for freestanding fridge/freezer, washing machine and cooker. Radiator. Ample plug sockets. Vinyl flooring.

DINING ROOM

Large double glazed window. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

BATHROOM

Frosted double glazed window to side aspect. Partly tiled bathroom with panelled bath shower above. Sink. Shower cubicle with screen. Built in storage cupboard.

BEDROOM TWO

Ground floor bedroom. Double glazed window to side elevation. Radiator. Skirting. Carpeted flooring.

FIRST FLOOR LANDING

Airing cupboard housing hot water tank

MASTER BEDROOM

Double glazed window to front aspect with far reaching coastal views. Built in wardrobes. Skirting. Carpeted flooring. Door to:

EN-SUITE

Shower cubicle. Triton electric shower unit. Sink. W/C. Shaver socket. Skirting. Carpeted flooring.

BEDROOM THREE

Double glazed window to side aspect. Radiator. Storage space in eaves. Skirting. Carpeted flooring.

OUTSIDE

The property continues to impress outside, with a beautifully maintained garden offering a variety of attractive and versatile spaces. To the rear is a raised garden featuring a well-maintained lawn, complemented by attractive flower borders, creating a colourful and inviting outdoor space. An outside tap is conveniently positioned nearby.

A paved courtyard provides an ideal space for outdoor dining and entertaining, while a pathway leads around to the front garden, which is laid to lawn and well stocked with a variety of mature shrubs. Further pathways provide easy access around the garden, completing this attractive and well-maintained outdoor space. The property also benefits from a garage with an up-and-over door, providing excellent additional storage.

PARKING

To the front, a brick-paved driveway provides convenient off-road parking. Ample on-street parking is also available close by.

SERVICES

The property is connected to mains water, electricity drainage and gas and falls under council tax band C

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: D



The building

Semi-detached house, standard construction

4 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing and wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE great

Parking: Driveway

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 (CL2149):

- The property is subject to restrictive covenants (legal promises not to do certain things) contained in a 1965 document. These are rules that limit how the land can be used.

- There is a rule from 1965 regarding light and air. This usually means the owner cannot prevent neighbours from building something that might block light or air to the property.

- The owner has entered into an indemnity covenant, which is a legal promise to follow the rules and responsibilities mentioned in the older property documents.

Non-coal mining area: yes

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.



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

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: staustell@smartmillerson.co.uk

T: 01726 72289

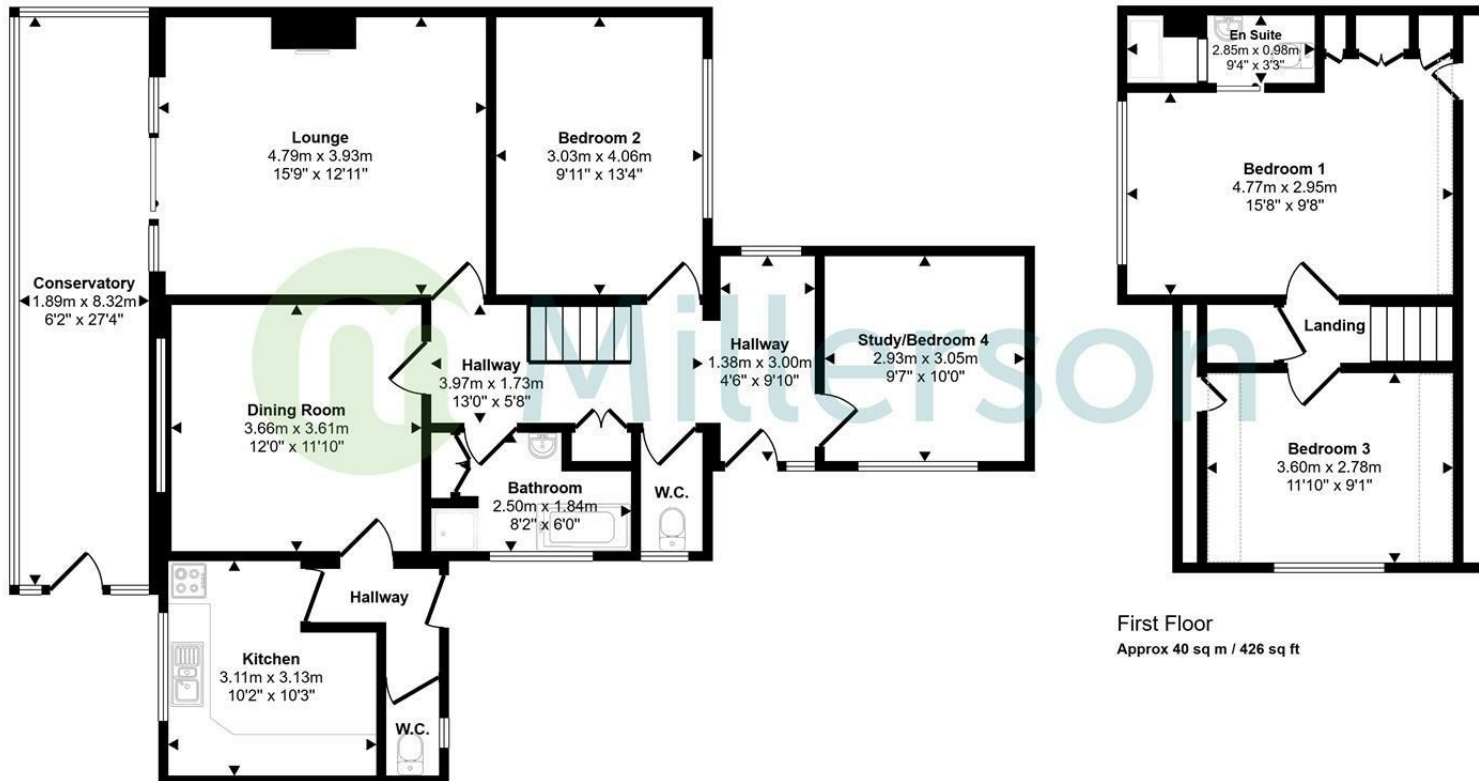
www.millerson.com

Scan QR Code For
Material Information



Scan
me!

Approx Gross Internal Area
147 sq m / 1581 sq ft



Ground Floor

Approx 107 sq m / 1155 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.

First Floor

Approx 40 sq m / 426 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	55
EU Directive 2002/91/EC		