



Hallane Road

St. Austell

PL25 3EL

Guide Price £255,000

- IDEAL FIRST HOME
- POPULAR RESIDENTIAL AREA
- BEAUTIFULLY PRESENTED THROUGHOUT
- DISTANT SEA VIEWS
- SEPERATE PLAYROOM AND GARDEN STORE
- OFF ROAD PARKING
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - B

Floor Area 807.00 sq ft



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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this spacious three-bedroom semi-detached home to the market. Offering well-proportioned accommodation throughout, this property is an excellent opportunity for first-time buyers looking to take their first step onto the property ladder.

The accommodation briefly comprises a welcoming conservatory to the front, leading into an entrance hall with double doors opening into the generous living room. To the rear is a stylish, modernised kitchen, providing a practical and attractive space for everyday living. Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom, making it ideal for growing families or those needing additional space.

Externally, the property benefits from a low-maintenance rear garden with a wooden decked seating area, offering ample space for outdoor entertaining, summer gatherings, or al fresco dining. The garden also features a versatile playroom and a useful external store, providing excellent additional storage and flexible living space.

The property is connected to mains water, electricity, gas, and drainage and falls within Council Tax Band B. Early viewing is highly recommended to fully appreciate the space, presentation, and lifestyle this fantastic 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 dimensions are approximate and can be found within the floorplan.

CONSERVATORY

Double glazed French doors. Plug sockets. Laminate flooring. Door through to the

ENTRANCE HALL

Skimmed ceiling. Smoke sensor. Tiled flooring. Carpeted stairs to first floor. Double doors leading into the

LIVING ROOM

Double glazed window to the front aspect. Skimmed ceiling. Electric feature fire. Radiator. Ample plug sockets. Laminate flooring. Double doors leading into the

KITCHEN/DINER

Double glazed window to the side and rear aspect. Skimmed ceiling. A range of wall and base fitted units with straight edge work surfaces. Integrated appliances throughout. One and a half sink with drainer Cupboard housing combination boiler. Radiator. Ample plug sockets. Skirting. Laminate flooring.

FIRST FLOOR

Skimmed ceiling. Loft access. Smoke sensor. Plug sockets. Skirting. Carpeted flooring. Doors leading to:

BEDROOM ONE

Double glazed window to the front aspect. Skimmed ceiling. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to the front aspect. Skimmed ceiling. Storage cupboard. Radiator. Plug sockets. Skirting. Carpeted flooring.

FAMILY BATHROOM

Frosted double glazed window to the rear aspect. Skimmed ceiling. Extractor fan. Bath with mains fed shower over. Wash basin with mixer tap. WC with push flush. Tiling around water sensitive areas. Vinyl flooring.

OUTSIDE

To the front- Off road parking for two vehicles. Stone chipping area. Access into the playroom.

To the rear- Raised decking area ideal for garden furniture and al-fresco dining. Outside store. Stone chipping area. Outside tap.

PARKING

There is off road parking for two vehicles. Ample on street parking is available.

SERVICES

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

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: D

The building

Semi-detached house, standard construction

3 bedrooms, 1 bathroom, 1 reception

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)



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

Parking: On Street, Driveway, and Off Street

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 (CL39779):

- The property must only be used as a single private home and not for any other purpose.
 - The owner must pay a fair share of the costs for maintaining shared sewers, drains, and water pipes.
 - The owner cannot put up any new buildings, fences, or walls without first getting written permission from the original development company or their solicitor.
 - The owner must not do anything on the property that causes a nuisance, annoyance, or inconvenience to the neighbours.
 - The owner does not have a 'right to light or air' (a legal right to prevent a neighbour from building) if such a right would stop the neighbour to the north from developing their own land.
 - Most boundary walls and fences are 'party walls', which means they are shared with the neighbours and must be maintained and repaired jointly.
- Non-coal mining area: yes

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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

Millerson Estate Agents

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St Austell

Cornwall

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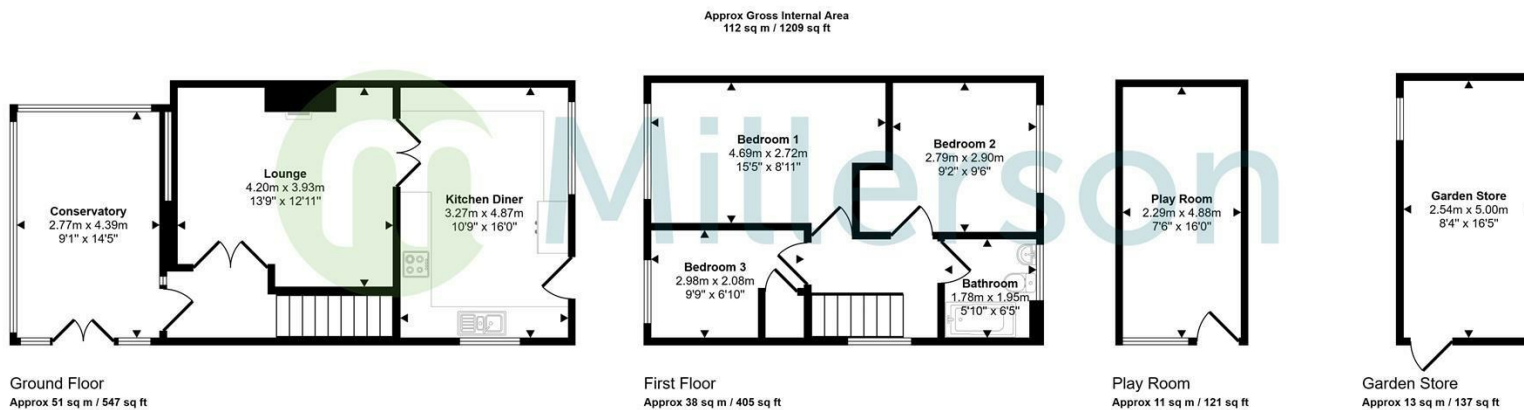
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Material Information



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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) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC