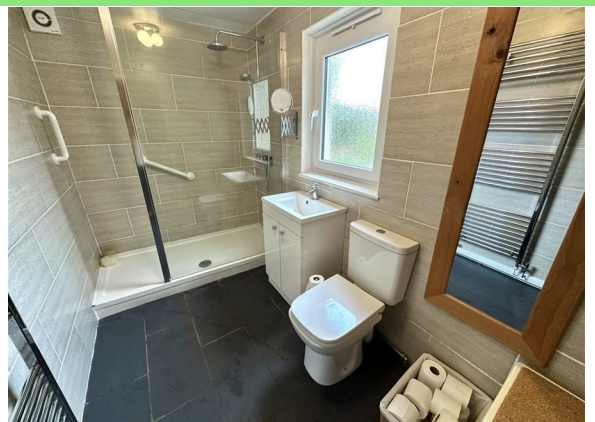
# Penwithick Road
# Penwithick
# St. Austell
# PL26 8UQ

## Offers In Excess Of £300,000

- STUNNING REAR GARDEN WITH AN ARRAY OF MATURE FOLIAGE
- 14 METRE LONG GARAGE
- MOVE-IN READY CONDITION
- WITHIN WALKING DISTANCE TO AMENITIES
- RECENTLY INSTALLED LOG BURNER
- OFF-ROAD PARKING FOR NUMEROUS VEHICLES
- PERFECT FAMILY HOME
- COUNCIL TAX BAND B
- POPULAR VILLAGE LOCATION
- SCAN QR FOR MATERIAL INFORMATION



Millerson
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Tenure - Freehold

Council Tax Band - B

Floor Area - 785.76 sq ft

3

1

2

E40

## PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this immaculate, three-bedroom detached bungalow to the market. Having been recently renovated throughout, this property is in move-in ready condition for it's new owners. In brief, the accommodation comprises of a bright and airy entrance hallway with doors leading into a cosy lounge, boasting a recently installed log burner and far-reaching rural views making it ideal for relaxing with family or entertaining guests. The property features three well-proportioned bedrooms, offering plenty of space for a growing family as well as a well-maintained shower room. Externally, this property benefits from having an expansive rear garden which has been carefully landscaped over the year and boasts a range of mature foliage. Additional features include a garage, which measures fourteen metres in length and outside tap. To the front of the property, there is off-road parking for multiple vehicles. This property is connected to mains water, electricity, drainage and is heated via LPG bottles. It falls under Council Tax Band B. Viewings are highly recommended to appreciate all this property has to offer.

## LOCATION

The village of Penwithick is located on the outskirts of St Austell enjoying both easy access into the surrounding countryside, combined with the benefit of the comprehensive facilities available in St Austell, just a few miles away. Penwithick itself offers takeaway shop and convenience store. Further afield lies the world renowned Eden Project and the stunning beaches of both the north and south coasts. St Austell offers 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)

## PORCH

1.20 x 1.17

Frosted double glazed front door. Original geometric tiling. Skirting. Original tiled flooring.

## ENTRANCE HALLWAY

Solid handmade oak door. Dri-master. Smoke alarm. Consumer unit. Radiator. Multiple plug sockets. Skirting. Carpeted flooring with original tiles underneath.

## LOUNGE

11'10" x 9'9" (3.61m x 2.99m)

Skimmed ceiling. Tilt and turn double glazed window to the front aspect. Beautiful modern log burner, which has been regularly serviced. Television point. Radiator. Skirting. Carpeted flooring.

## DINING ROOM

10'11" x 10'7" (3.33m x 3.25m )

Skimmed ceiling. Double glazed window to the side aspect. Multiple plug sockets. Television point. Radiator. Skirting. Carpeted flooring.

## KITCHEN

14'2" x 9'3" (4.34m x 2.83m )

Skimmed ceiling. Dual aspect tilt and turn double glazed windows. A range of wall and base fitted storage cupboards, one of which housing a baxi combination boiler. Splash-back tiling. Stainless steel wash basin with drainage board. Space for electric oven, with an extractor hood over. Multiple plug sockets. Space for a washing machine, tumble dryer, dishwasher, fridge and freezer. Skirting. Vinyl flooring.

## BEDROOM ONE

11'10" x 9'10" (3.62m x 3.02m )

Skimmed ceiling. Tilt and turn double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

## BEDROOM TWO

10'10" x 10'8" (3.31m x 3.27m )

Skimmed ceiling. Tilt and turn double glazed windows to the rear aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

## BEDROOM THREE

7'7" x 7'6" (2.33m x 2.31m )

Loft access. Skimmed ceiling. Tilt and turn double glazed window to the rear aspect. Multiple plug sockets. Telephone point. Skirting. Carpeted flooring.

## INNER HALLWAY

Skirting. Carpeted flooring. Doors leading to:

## SHOWER ROOM

10'7" x 5'4" (3.24m x 1.65m)

Skimmed ceiling. Frosted tilt and turn double glazed window to the side aspect. Walk-in shower cubicle, housing a mains fed waterfall shower. Ceramic tiling throughout. Vanity wash basin with mixer tap and additional storage underneath. Heated towel rail. W.C. Slate tiled flooring.

## GARAGE

45'10" x 9'3" (13.98m x 2.84m)

Recently installed skylights. Electric roller door and double glazed window to the rear.

## OUTSIDE

To the rear of the property there is an expansive rear garden which has been carefully tended and pruned over the years. Boasting an array of mature foliage being strategically placed, this garden shows off an extensive display of tropical colours. A patio has been recently laid making it perfect for a spot of Al Fresco dining or simply enjoying the Cornish sunshine. At the rear of the garden, there is an abundance of fruit trees which the current owners regularly harvest to create their own

delicious produce. Additional features include a large storage shed and outside tap.

## PARKING

This property benefits from having off road parking for multiple vehicles. On street parking can also be found close by.

## SERVICES

This property is connect to mains water, electricity and drainage. It is heated via LPG gas bottles and falls within Council Tax Band B.

## MATERIAL INFORMATION

Council tax annual charge: £1821.97 a year (£151.83 a month)
Property construction: Standard form
Solar Panels: No
Other electricity sources: No
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Great, EE - Excellent
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

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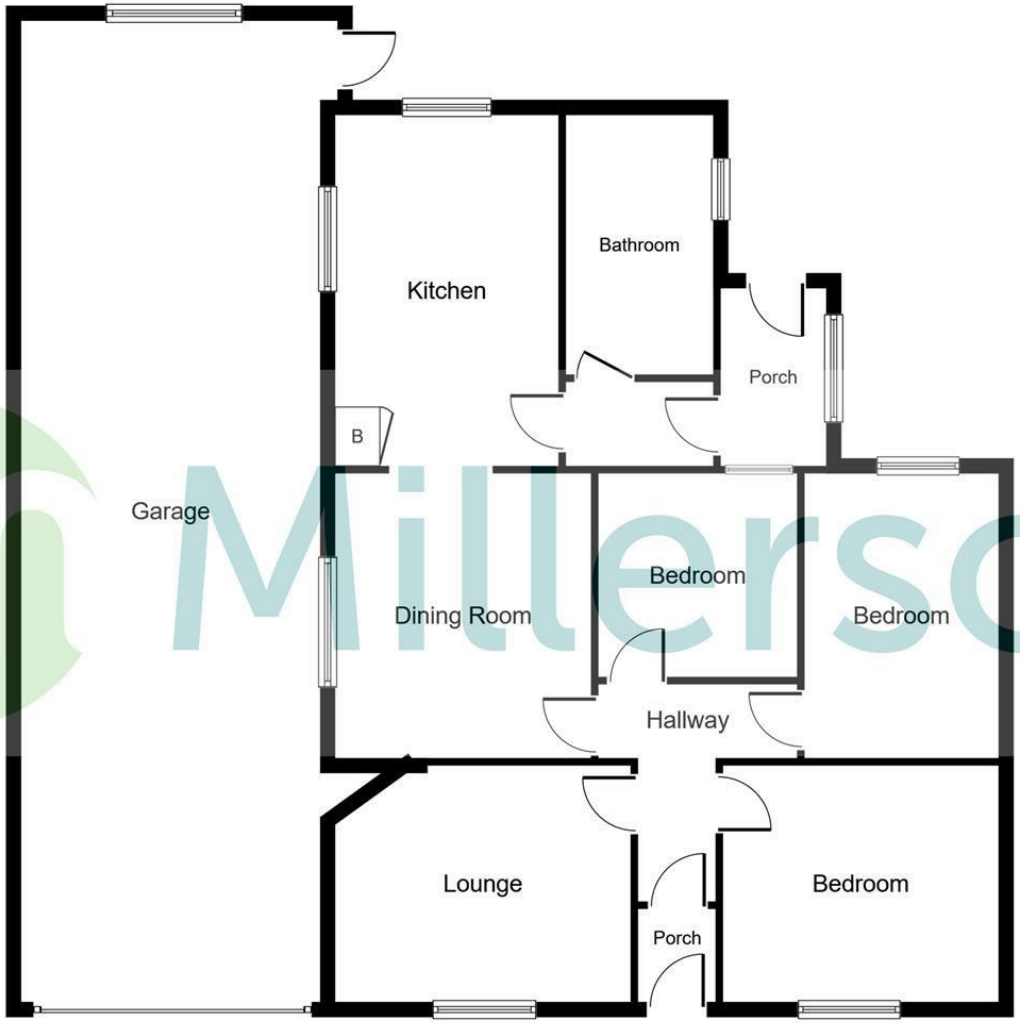
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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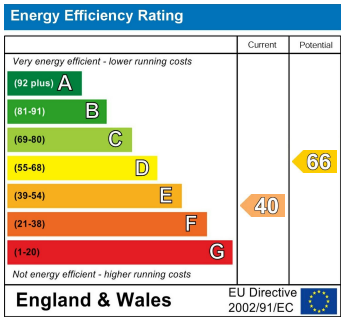


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Are You....
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- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice

Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins
01726 72236

## Contact Us

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