

Dobell Road

St. Austell

PL25 4NB

Guide Price £200,000

- NO ONWARD CHAIN
- THREE WELL PROPORTIONED BEDROOMS
- OFF ROAD PARKING AVAILABLE
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
  - PERFECT FIRST HOME
- NEW ROOF RECENTLY ADDED
  - EXPANSIVE LIVING ROOM
    - WELL-EQUIPPED KITCHEN/DINER
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 775.00 sq ft



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#### PROPERTY DESCRIPTION

Millerson Estate Agents are delighted to present this beautifully maintained three-bedroom terraced home, perfectly positioned just a short stroll from a range of local amenities. Being sold with no onward chain, this property offers a fantastic opportunity for both first-time buyers and investors and has the potential to create an inviting family home. A new roof has recently been added, providing peace of mind for the incoming owner.

Upon entering, you are greeted by a bright and airy entrance hallway that sets the tone for the rest of the property. The spacious lounge provides a comfortable and versatile living area, ideal for relaxing or entertaining guests. The well-equipped kitchen/diner is a real focal point, offering ample workspace, storage, and a delightful area for family meals or casual dining.

On the ground floor, there is a convenient bathroom and a practical utility room, adding functionality and flexibility to the living space.

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms, each offering flexibility to suit your needs.

Externally, the property boasts expansive front and rear gardens, both laid to lawn, creating plenty of outdoor space for children, pets, or gardening enthusiasts. There is also scope to create off-road parking at the rear, while an abundance of on-street parking is available nearby for convenience.

Additional benefits include connections to mains water, gas, electricity, and drainage, and the property falls under Council Tax Band A.

#### 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 schools of Mount Charles, Carclaze 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)

#### ENTRANCE HALLWAY

uPVC frosted double glazed door. Skimmed ceiling. Consumer unit. Skirting. Vinyl flooring. Door leading to:

#### LOUNGE

Skimmed ceiling. Double glazed window to the front aspect. Radiator. Telephone point. Multiple plug sockets. Skirting. Carpeted flooring. Door leading into:

#### KITCHEN/DINER

Skimmed ceiling. Double glazed windows to the rear aspect. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Integrated oven with four ring hob and extractor hood over. Stainless steel wash basin with mixer tap and drainage board. Integrated dishwasher. Space for freestanding fridge freezer. Thermostat. Multiple plug sockets. Radiator. Skirting. Laminate flooring. Sliding door leading to:

#### UTILITY ROOM

Double glazed window to the side aspect. Space for a washing machine. Gas meter. Skirting. Laminate flooring.

#### INNER HALLWAY

Skimmed ceiling. Smoke alarm. Built-in storage cupboard housing an Ideal Gas combination boiler. Laminate flooring. Door leading out on to the rear garden.

#### BATHROOM

Skimmed ceiling. Extractor fan. Frosted double glazed window to the side aspect. Splash-back tiling throughout. Mains fed shower over the bath. Wash basin with mixer tap. Heated towel rail. W.C. Skirting. Laminate flooring.

#### FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Access into partially boarded loft space. Double glazed window to the side aspect. Skirting. Carpeted flooring.

#### BEDROOM ONE

Skimmed ceiling. Double glazed window to the front aspect. Built-in storage cupboard. Radiator. Television point. BT Open-reach socket. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM TWO

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

#### BEDROOM THREE

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

#### EXTERNALLY

#### GARDEN

Externally, the property boasts expansive front and rear gardens, both laid to lawn, creating plenty of outdoor space for children, pets, or gardening enthusiasts.

#### PARKING

There is scope to create off-road parking at the rear, while an abundance of on-street parking is available nearby for convenience.

#### SERVICES

Additional benefits include connections to mains water, gas, electricity, and drainage, and the property falls under Council Tax Band A.

#### MATERIAL INFORMATION

Verified Material Information



Council Tax band: A  
 Tenure: Freehold  
 Property type: House  
 Property construction: Standard construction  
 Energy Performance rating: C  
 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  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
 Parking: On Street  
 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: No  
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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.

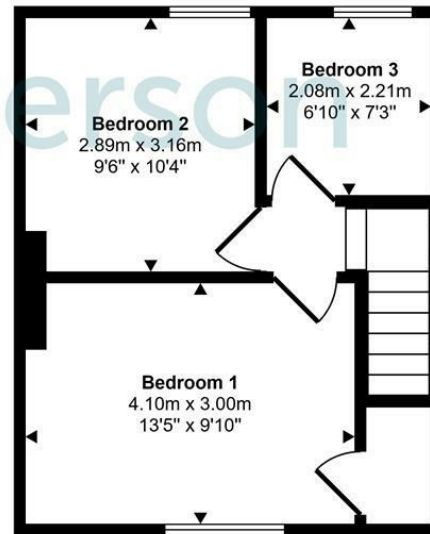




Approx Gross Internal Area  
69 sq m / 747 sq ft

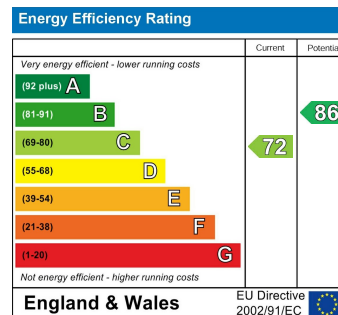


Ground Floor  
Approx 37 sq m / 401 sq ft



First Floor  
Approx 32 sq m / 345 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.



## 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](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

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