

Tregonissey Road

St. Austell

PL25 4DS

Guide Price £325,000

- NO ONWARD CHAIN
- FOUR WELL-PROPORTIONED BEDROOMS
- WRAP AROUND PLOT
- SEA VIEWS
- WALKING DISTANCE TO LOCAL AMENITIES
- OFF ROAD PARKING PLUS GARAGE
- MODERNISATION REQUIRED
- WORKSHOP
- DOUBLE GLAZING THROUGHOUT
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION







Millerson
Part of Smart Property Group

Tenure - Freehold

Council Tax Band - C

Floor Area - 0.00 sq ft


4


1


1


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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to bring to the market this deceptively spacious four-bedroom detached residence, offered for sale with no onward chain. Occupying a generous wraparound plot and enjoying far-reaching sea views, this fantastic property presents a rare opportunity for buyers seeking a substantial family home with the potential to modernise and create their ideal coastal retreat.

The versatile accommodation is arranged over two floors and begins with a bright and welcoming entrance hall, setting the tone for the spacious living areas beyond. The ground floor boasts an impressive lounge/dining room, providing an excellent space for both everyday family life and entertaining guests. There is also a well-appointed kitchen, a useful utility room, and a convenient downstairs shower room.

To the first floor, the property offers four well-proportioned bedrooms, each enjoying pleasant outlooks, making this an ideal home for growing families or those requiring additional space for home working.

Externally, the property truly comes into its own. Occupying a substantial wraparound plot, the established gardens offer a wonderful degree of privacy and provide ample space for outdoor dining, recreation, and gardening enthusiasts alike. The elevated position allows for attractive sea views, creating a delightful backdrop throughout the seasons. Further benefits include extensive off-road parking for multiple vehicles, a garage, and a detached workshop, offering excellent storage and potential for a variety of uses.

Connected to mains water, electricity, and drainage, the property also falls within Council Tax Band C.

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 measurements are approximate and can be found within the floorplan)

ENTRANCE PORCH

uPVC double-glazed door. Multiple double-glazed windows. Vinyl flooring.

LOUNGE/DINER

Skimmed ceiling. Two double-glazed windows to the front aspect. Two fireplaces, one at each end of the room. Television point. Telephone point. Multiple power sockets. Skirting boards. Vinyl and carpeted flooring. Door leading through to:

KITCHEN

Panelled ceiling. Double-glazed window to the rear aspect. A range of fitted wall and base units with cupboards and drawers. Integrated oven with four-ring hob and extractor hood over. Integrated fridge and freezer. Splashback tiling. Stainless steel sink with drainer. Space for under-counter washing machine and dishwasher. Multiple power sockets. Skirting boards. Tiled flooring.

SHOWER ROOM

Extractor fan. Frosted window to the side aspect. Splashback tiling throughout. Shower cubicle housing an electric shower. Heated towel rail. Wash basin. W.C. Tiled flooring.

REAR PORCH

Frosted double-glazed window to the rear aspect. Power socket. Tiled flooring. uPVC door leading out to the garden.







FIRST FLOOR LANDING
Smoke alarm. Access to a partially boarded loft space. Skirting boards. Carpeted flooring. Doors leading to:

BEDROOM ONE
Double-glazed window to the front aspect with beautiful sea views. Power socket. Skirting boards. Carpeted flooring.

BEDROOM TWO
Double-glazed window to the front aspect with beautiful sea views. Three built-in storage cupboards. Power socket. Skirting boards. Carpeted flooring.

BEDROOM THREE
Dual-aspect double-glazed windows. Built-in storage cupboard. Power sockets. Skirting boards. Carpeted flooring.

BEDROOM FOUR
Dual-aspect double-glazed windows. Power socket. Skirting boards. Carpeted flooring.

EXTERNALLY

GARDEN
Externally, the property truly comes into its own. Occupying a substantial wraparound plot, the established gardens offer a wonderful degree of privacy and provide ample space for outdoor dining, recreation, and gardening enthusiasts alike. The elevated position allows for attractive sea views, creating a delightful backdrop throughout the seasons. Further benefits include extensive off-road parking for multiple vehicles, a garage, and a detached workshop, offering excellent storage and potential for a variety of uses.









Tregonissey Road, St. Austell

AGENTS NOTE
An EPC has been instructed and will be uploaded to the advert upon receipt.

SERVICES
Connected to mains water, electricity, and drainage, the property also falls within Council Tax Band C.

MATERIAL INFORMATION
Verified Material Information
Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: Survey Instructed
The building
Detached house, standard construction
4 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: None
Heating features: Double glazing and wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Garage, Driveway, Off Street, and Private
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 (CL273958):
- There is a standard rule (known as a restriction) because the property is currently owned by more than one person. It means that a single owner cannot sell the property or take out a new mortgage on their own; at least two people must be involved to handle the money from the sale. This is a routine measure to protect the interests of all parties involved.
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.







Approx Gross Internal Area
100 sq m / 1076 sq ft



Ground Floor
Approx 52 sq m / 559 sq ft

First Floor
Approx 48 sq m / 517 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

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