



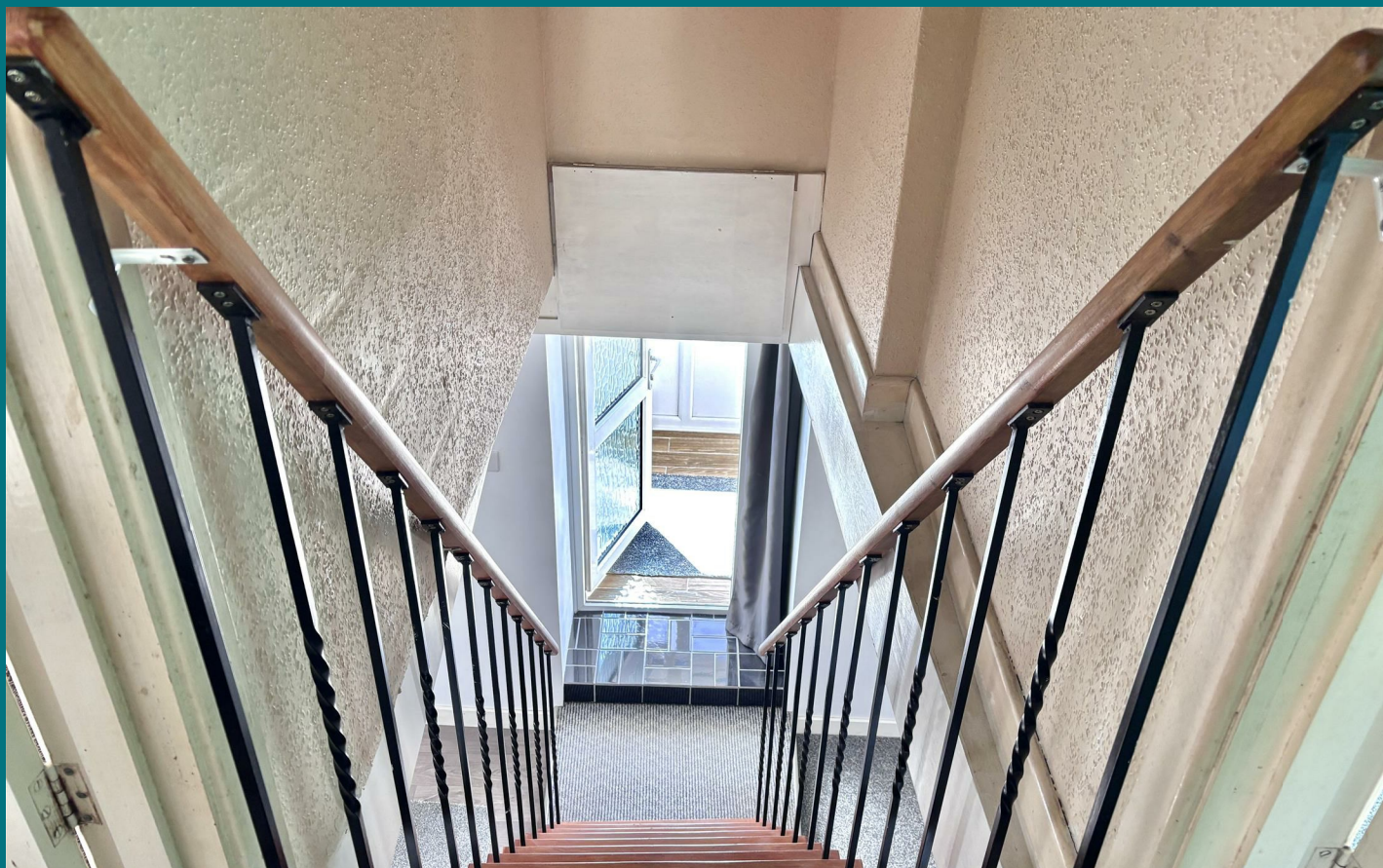
Tregonissey Road St. Austell PL25 4DS

Guide Price £300,000

- 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



Tenure - Freehold Council Tax Band - C Floor Area - 0.00 sq ft	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.	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.
 4	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.	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:
 1	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.	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.
 1	Connected to mains water, electricity, and drainage, the property also falls within Council Tax Band C.	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.
 G14		



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

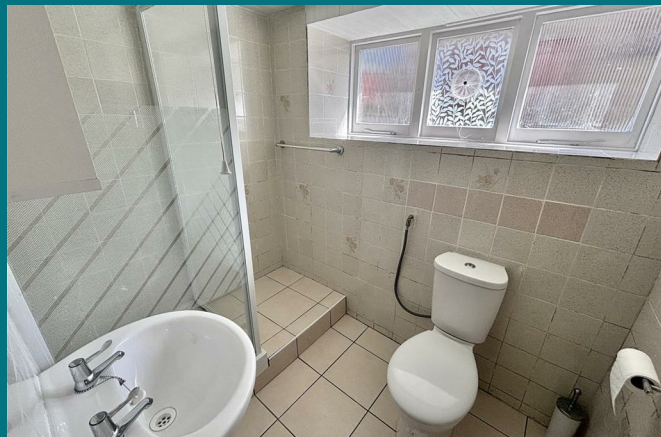
Title register restrictions (CL273958):

- 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

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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

1 Market Street

St Austell

Cornwall

PL25 4BB

E: staustell@smartmillerson.co.uk

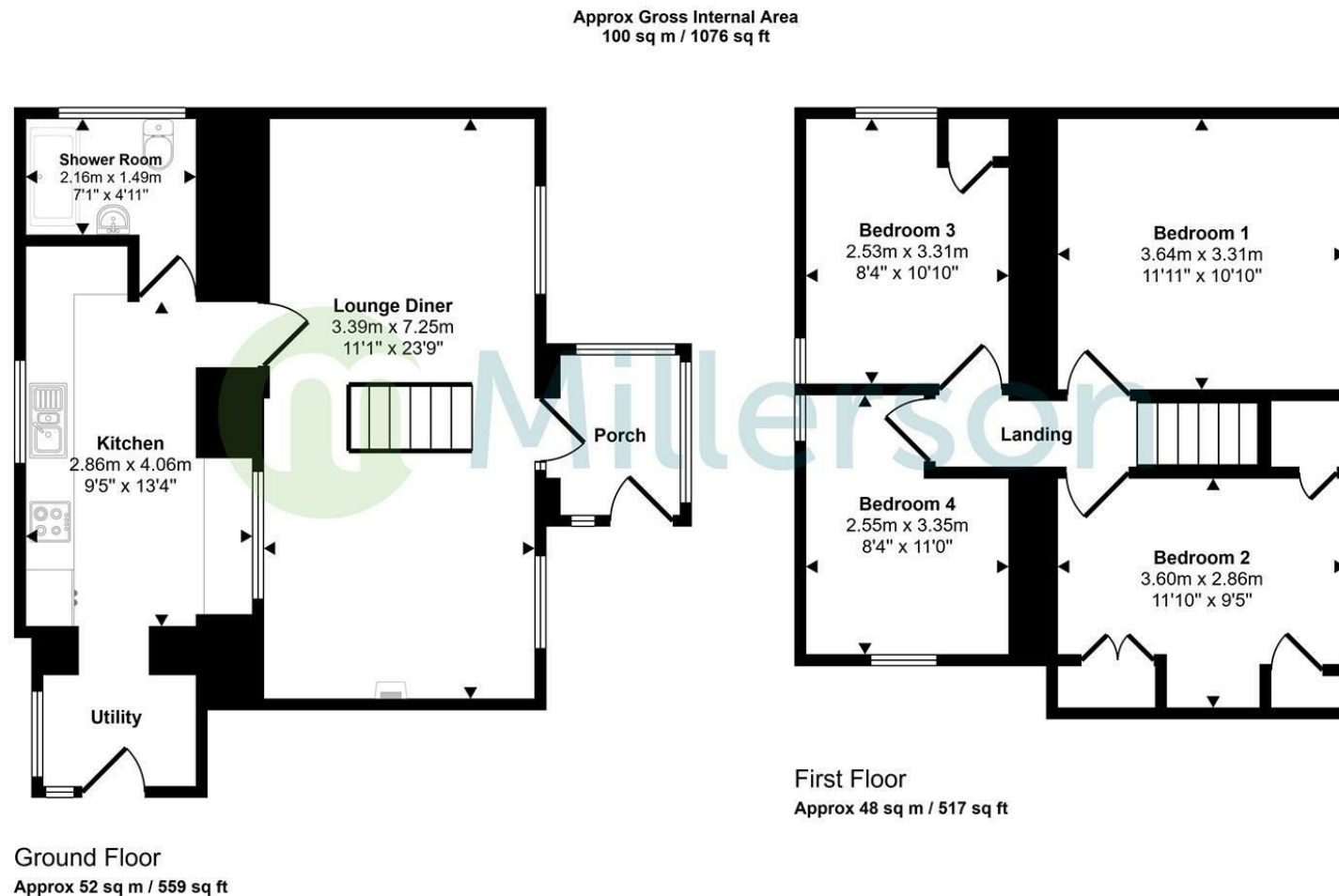
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites 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		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G	14	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC