# Lower Woodside

## St. Austell

## PL25 5EQ

## Guide Price £230,000

- EXTREMELY POPULAR CUL DE SAC
- SOUTH FACING ENCLOSED GARDEN
- SINGLE GARAGE AND OFF STREET PARKING
- THREE GOOD SIZED BEROOMS
- OIL FIRED CENTRAL HEATING
- WALKING DISTANCE TO TOWN CENTRE
- DOUBLE GLAZING THROUGOUT
- MOVE IN READY CONDITION
- RECENTLY RENOVATED BATHROOM
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - B

Floor Area - 957.98 sq ft

## PROPERTY DESCRIPTION

Millerson Estate Agents are delighted to present this surprisingly spacious and beautifully maintained three-bedroom mid-terraced home, located in the highly sought-after and peaceful residential area of Lower Woodside. Tucked away at the end of a quiet cul-de-sac, this lovely property enjoys picturesque Cornish countryside views to the front and a sun-drenched, south-facing garden to the rear.

From the moment you arrive, the sense of space and light is evident. A bright and airy entrance porch welcomes you in and leads seamlessly into the well-proportioned lounge, open-plan kitchen/diner, a perfect space for everyday living and entertaining. Patio doors from the dining area flow directly into the low-maintenance rear garden, making the most of the sunny aspect and creating a wonderful indoor-outdoor feel.

Upstairs, the property offers three generously sized bedrooms, ideal for family life or home working, along with a recently renovated, modern family bathroom finished to a high standard.

Externally, the south-facing rear garden has been designed for ease of maintenance and provides access to the private garage and off-road parking space, offering both practicality and convenience.

Lovingly maintained by the current owner, this home is presented in excellent, move-in ready condition, with oil-fired central heating, double glazing throughout, and a Council Tax rating of Band B.

## LOCATION

Lower Woodside is situated on the edge of St Austell Town Centre and is close to all the daily amenities you will require. The town centre offers an extensive array of shops, restaurants, public houses, a cinema and leisure facilities and is less than 1 mile away. There are numerous schools including St Austell College, Penrice Academy and St Mewan school located close by which provide various educational resources for all. Truro College has a direct bus route easily accessible from the property. A few minutes walk is the St Austell Leisure Centre with its swimming pool and fitness centre. The town benefits from a mainline train station which links Penzance to London Paddington and the Midlands. Access to the A30 is within a 20 minute drive and is the main route out of Cornwall. Further afield lie the picturesque beaches and coastline of the Roseland Peninsula, an Area of Outstanding Natural Beauty, the harbour at Charlestown used as a back drop for several films and period dramas and of course the world famous Eden Project.

## THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

## GROUND FLOOR

Composite front door leading into the:

## ENTRANCE PORCH

5'9" x 4'1" (1.75 x 1.24)
Double glazed window to the front aspect. Skimmed ceiling. Recessed spotlights. Consumer unit and electric meter housed. Engineered wooden flooring. Skirting. Door leading into the:

## LOUNGE

16'10" x 13'11" (5.14 x 4.25)
Double glazed window to the front aspect. Coving. Smoke sensor. Ariel and broadband connection points. Radiator. Engineered wooden flooring. Skirting. Door leading through to the:

## KITCHEN DINER

16'11" x 9'7" (5.16 x 2.91)
Double glazed window to the rear aspect. Skimmed ceiling. Smoke sensor. Oil fired central heating boiler housed. Range of wall and base fitted units with roll top worksurfaces. Stainless steel sink with drainer and mixer tap. Integrated extractor hood and space for freestanding oven/grill/washing machine and fridge/freezer. Tiled flooring. Skirting. Double glazed patio doors leading to the rear garden.

## FIRST FLOOR

Landing - Smoke sensor. Coving. Loft Access. Storage cupboard. Carpeted flooring. Skirting. Doors leading to:

## BEDROOM ONE

12'0" x 9'7" (3.67 x 2.92)
Double glazed window to the front aspect. Coving. Built in wardrobes. Ample power sockets. Radiator. Carpeted flooring. Skirting.

## BEDROOM TWO

10'5" x 9'7" (3.18 x 2.92)
Double glazed window to the rear aspect. Coving. Radiator. Ample power sockets. Carpeted flooring. Skirting.

## BEDROOM THREE

7'11" x 7'0" (2.41 x 2.14)
Double glazed window to the front aspect. Coving. Radiator. Ample power sockets. Carpeted flooring. Skirting.

## FAMILY BATHROOM

6'11" x 3'10" (2.12 x 1.18)
Double glazed frosted window to the rear aspect. Extractor fan. Coving. Recessed spotlights. Wall mounted heated towel radiator. Wash basin. Sensor lit light up mirror. W/C with push flush. Bath with rainfall shower over. Tiled flooring.

## OUTSIDE

To The Front - A low maintenance stone chipped area with hardstanding level path to the front door enclosed with a timber wooden picket fence and gate.

To The Rear - South facing rear garden which is mainly laid to lawn garden with fully stocked, florishing flower beds surrounded by solid wood sleepers. Patio seating area perfect for hosting and entertaining. Wall mounted lighting. Outside tap and power sockets. Oil tank housed. Access to the garage via door.

## GARAGE

16'0" x 8'1" (4.88 x 2.47)
Accessed directly from the garden via a rear door. Metal up and over front door. Ample power sockets. Lighting.

## PARKING

In addition to the garage there is a parking space directly in front. There is also unrestricted on street parking available.

## SERVICES

Mains electricity, water and drainage. The property is heated via oil fired central heating and falls within Council tax band B.

## DIRECTIONS

When leaving St Austell on East Hill, turn right at the mini roundabout into Trinity Street and then left at the T-junction into Truro Road. Continue along Truro Road, passing over

the first crossroads, at the next crossroads with the traffic camera, turn right into Edgcumbe Road. Proceed up the hill and as you approach the brow take the right hand turn into Lower Woodside - follow the road around to the left to the bottom of the estate and the property will be located on your right hand side and clearly identifiable with a round Millerson 'FOR SALE' Board.

## MATERIAL INFORMATION

Verified Material Information
Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard undefined construction
Energy Performance rating: C
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Oil-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Great, Vodafone - Good, Three - Great, EE - Great
Parking: Allocated, Garage, Driveway, Off Street, On Street, and Private
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: 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.

**Ground Floor** **First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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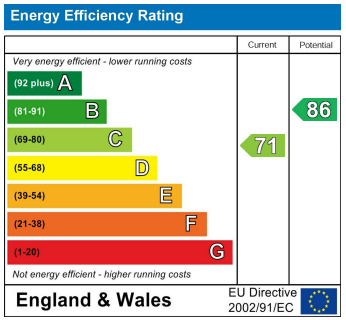


## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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