# Foundry Drive
# Charlestown
# St. Austell
# PL25 3BS

## Asking Price £250,000

- NO ONWARD CHAIN
- ENCLOSED LEVEL GARDEN
- TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING
- LOUNGE
- KITCHEN/DINER
- WALKING DISTANCE TO HARBOUR FRONT
- IN EXCELLENT DECORATIVE ORDER
- ECONOMICAL TO RUN
- SCAN QR CODE FOR MATERIAL INFORMATION

Millerson
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Tenure - Freehold

Council Tax Band - C

Floor Area - 592.00 sq ft

## PROPERTY
A beautifully presented, two double bedroom terraced house with gas centrally heating with accommodation comprising: entrance hall, lounge, kitchen/diner, cloakroom/WC, and on the first floor, two double bedrooms and a bathroom. Outside to the front is a driveway parking for a car and to the rear is a pretty enclosed garden, ideal for alfresco dining, and a timber shed with covered area and pedestrian gate to rear.

## LOCATION
Situated just off of Charlestown Road in a prominent and exquisite position for easy access to the harbour, the home of a number of tall ship sailing vessels and frequently used for the filming of period dramas including Poldark. As of 2020 the inner harbour has been opened up to allow you to get up close and personal with the famous tall ships. Charlestown offers an extensive range of eateries including: Wreckers, The Longstore, Harbour Q, The Pier House and The Rashleigh. In addition two beaches with dog-friendly access on a seasonal basis are within a short reach. Further afield is the town of St. Austell which provides a comprehensive range of amenities, including sports and entertainment venues, rail link to London Paddington, and all the necessary shopping facilities for day to day requirements.

## ACCOMMODATION
All dimensions are approximate.

## HALL
Front door leading into entrance hall, panelled radiator, stairs to first floor, door to:

## LOUNGE
14'2" x 9'6" (4.33m x 2.91m)
Double-glazed grey aluminum casement window to front, two panelled radiators, gas fire inset with wood surround and hearth, understairs cupboard, skimmed ceilings, ample power points and door to:

## KITCHEN/DINER
12'7" x 10'0" (3.86m x 3.06m)
A well-fitted kitchen in cream with a range of base units and wood effect worktops, built-in cooker, four ring gas hob, extractor fan, one and half stainless steel sink unit with mixer taps, double-glazed window to rear elevation, tiled splashbacks, matching wall units, space for fridge, panelled radiator, door to rear garden and yard area.

## CLOAKROOM/WC
5'0" x 3'10" (1.53m x 1.19m)
With close-coupled WC, wall-mounted wash basin with tiling behind, panelled radiator, extractor fan.

## LANDING
Access to loft space.

## BEDROOM ONE
12'7" x 10'7" (3.84m x 3.23m)
Double-glazed window to rear elevation, panelled radiator, skimmed ceilings, ample power points.

## BEDROOM TWO
12'7" x 8'1" (3.85m x 2.48m)
L-Shaped room with double-glazed window to front elevation, built in storage cupboard, panelled radiator, skimmed ceilings and power points.

## BATHROOM
7'0" x 6'1" (2.14m x 1.87m)
With part-tiled walls to rear over panelled bath with shower attachments, mixer taps and shower screen, pedestal wash basin, closed-coupled WC, panelled radiator, extractor fan.

## OUTSIDE
Outside to the front is driveway parking for one car and to the rear is a lovely pretty garden with artificial grass area for ease of upkeep, flower borders and paved area ideal for Alfresco dining, timber shed with covered area, pedestrian gate providing access to the rear, steps leading down to the rear yard with exposed stone walling, and a sheltered paved area.

## MATERIAL INFORMATION
Verified Material Information
Council tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply

Sewerage: Mains
Heating: Gas Central heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway, Allocated, and Off Street
Service charge ( First Port management agent) 2024 the charge was budgeted at £220.
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
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C
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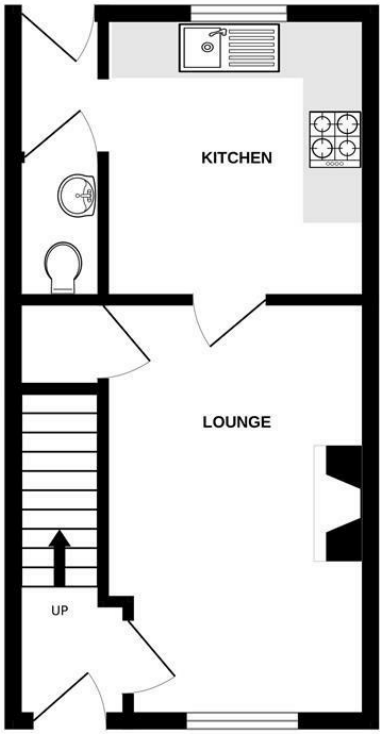
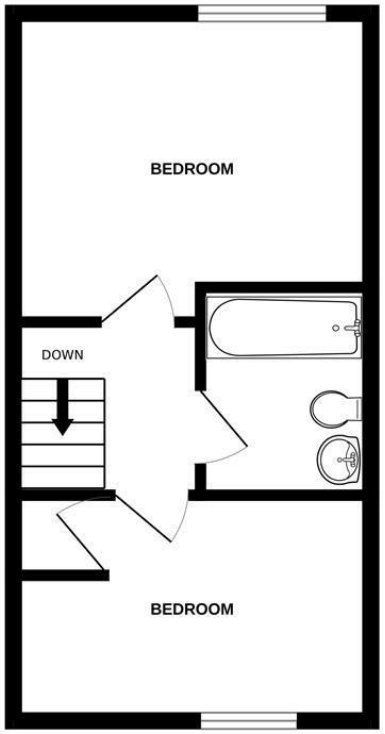
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

GROUND FLOOR




1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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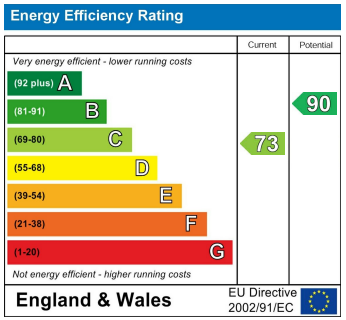


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Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins
01726 72236

## Contact Us

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