



Pentrevah Road
Penwithick
St. Austell
PL26 8UA

Offers In Excess Of
£210,000

- NO ONWARD CHAIN
- EXTENDED FAMILY HOME
- SPACIOUS KITCHEN/DINER
 - FAR REACHING COUNTRYSIDE VIEWS
 - POPULAR VILLAGE LOCATION
- LANDSCAPED FRONT GARDEN
- DOUBLE GLAZING THROUGHOUT
- COUNCIL TAX BAND A
- SCAN HERE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 1151.00 sq ft



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Property Description

Millerson Estate Agents are thrilled to bring to the market this spacious and well presented extended home located in the popular village of Penwithick. Being sold with no onward chain, this property would make an ideal family home with accommodation briefly comprising of an entrance porch, reception hall, spacious living room, a bright and airy kitchen/diner, utility room, cloakroom/WC and rear porch on the ground floor. Upstairs is home to three bedrooms and the family bathroom with the front two bedrooms benefitting from far reaching views across to Bodmin Moor, Roughtor and Caradon Hill. Outside there is a landscaped garden to the front whilst the rear offers a bricked paved parking area for multiple vehicles. The property is heated via electric radiators and benefits from a positive air flow system. The property falls under Council Tax Band A. Viewings are strictly by appointment only and are highly recommended to appreciate all that there is to offer.

Location

Penwithick is situated a short drive away from St Austell. The property itself is located in a small local estate and is within walking distance to the post office, fish and chip shop, social club and the park. The popular clay trails are also within easy access and provide an ideal space for walking and cycling. Further afield, you will find a comprehensive range of amenities in St Austell including primary and secondary schools, a cinema, numerous public houses and bistros and a range of high street shops. The picturesque harbour villages of Charlestown and Mevagissey are only a short drive away along with the world famous Eden Project and Lost Gardens of Heligan.

The Accommodation Comprises

(All dimensions are approximate)

Entrance Porch

6'6" x 4'0" (2.00m x 1.22m)

Double glazed Upvc front door. Double glazed window to the front and side aspect. Aluminum door to:

Reception Hall

Smoke alarm. Under stair storage cupboard. Electric night storage heater. Skirting. Carpeted flooring. Stairs leading up to the first floor.

Living Room

23'7" x 11'5" (7.19m x 3.48m)

Spacious dual aspect room with double glazed window to front and rear aspect. Ample power points. TV aerial. Media cabinet. Electric night storage heater. Skirting. Carpeted flooring.

Kitchen/Diner

17'8" x 10'5" (5.39m x 3.19m)

Double glazed window to the front and rear aspect. Spotlights. Consumer unit. Access into a small insulated loft space. Extensive range of wall and base fitted units with roll top work surfaces. Integrated oven and electric hob with extractor above. Sink with drainer and mixer tap. Under counter lighting. Tiling around stain sensitive areas. Ample power points. Skirting. Laminate flooring.

Utility Room

10'9" x 9'1" (3.28m x 2.79m)

Double glazed window to the rear aspect. Spotlights. Wall and base fitted units with roll top work surfaces. Spotlights. Sink with drainer and mixer tap. Tiling around stain sensitive areas. Skirting. Vinyl flooring. Upvc door leading into the rear porch. Door leading to the

Cloakroom/WC

4'11" x 2'11" (1.50m x 0.90m)

Low level WC with push flush. Wash basin.

Rear Porch

6'7" x 3'4" (2.03m x 1.03m)

Upvc double glazed door leading outside.

Landing

Access into insulated and partly boarded loft benefitting from a pull down ladder. Dri-master. Airing cupboard housing the insulated immersion tank. Electric panelled radiator. Plug sockets. Skirting. Carpeted flooring. Doors leading to:

Bedroom One

11'9" x 11'0" (3.60m x 3.37m)

Large double glazed window to front aspect with far reaching moorland views to Brown willy and Roughtor. Built in double wardrobe. Electric panelled radiator. Skirting. Carpeted flooring.

Bedroom Two

11'6" x 9'9" (3.53m x 2.98m)

Double glazed window to rear aspect. Spotlights. Built in wardrobe. Electric panelled radiator. Ample power points. Skirting. Carpeted flooring.

Bedroom Three

8'11" x 6'7" (2.73m x 2.03m)

Double glazed window to front aspect benefitting from far reaching views. Electric panelled radiator. Ample power points. Skirting. Carpeted flooring.

Family Bathroom

7'10" x 5'4" (2.39m x 1.64m)

Obscure double glazed window to the rear aspect. Bath with electric Triton shower over. Wash basin. WC with push flush. Wall mounted mirror with shaver point. Electric heater. Tiling around water sensitive areas. Skirting. Vinyl flooring.

Outside

To the front- Landscaped garden with a range of raised beds and mature shrubs. Steps leading up to the front porch.

To the rear- Brick paved driveway with off road parking for two-three vehicles. Outside tap.



Parking

The property benefits from off road parking for at least two vehicles. On street parking is also available.

Services

This property is connected to mains electricity, water and drainage and falls under Council Tax Band A.

Material Information

Verified Material Information

Council tax band: A

Council tax annual charge: £1561.69 a year (£130.14 a month)

Tenure: Freehold

Property construction: Timber frame construction with block gable end and standard timber supported roof. Kitchen extension standard brick/block construction with standard apex roof

Electricity supply: Mains electricity

Solar Panels: No

Water supply: Mains water supply

Sewerage: Mains

Heating features: Night storage and Double glazing

Broadband: ADSL copper wire

Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - OK

Parking: Driveway, Off Street, and Rear

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: D

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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.

Directions To Property

Head North-East on Holmbush Road/A390 towards St Blazey, before turning left on to the A391. Continue over a number of roundabouts before turning right on to the B3374 signposted Penwithick and follow the signs until entering the village. Turn right on to Hallaze Road, and again on to Montgomery Road. Continue along this road where the property will shortly be located on your right-hand side and clearly identifiable by a round Millerson For Sale sign.

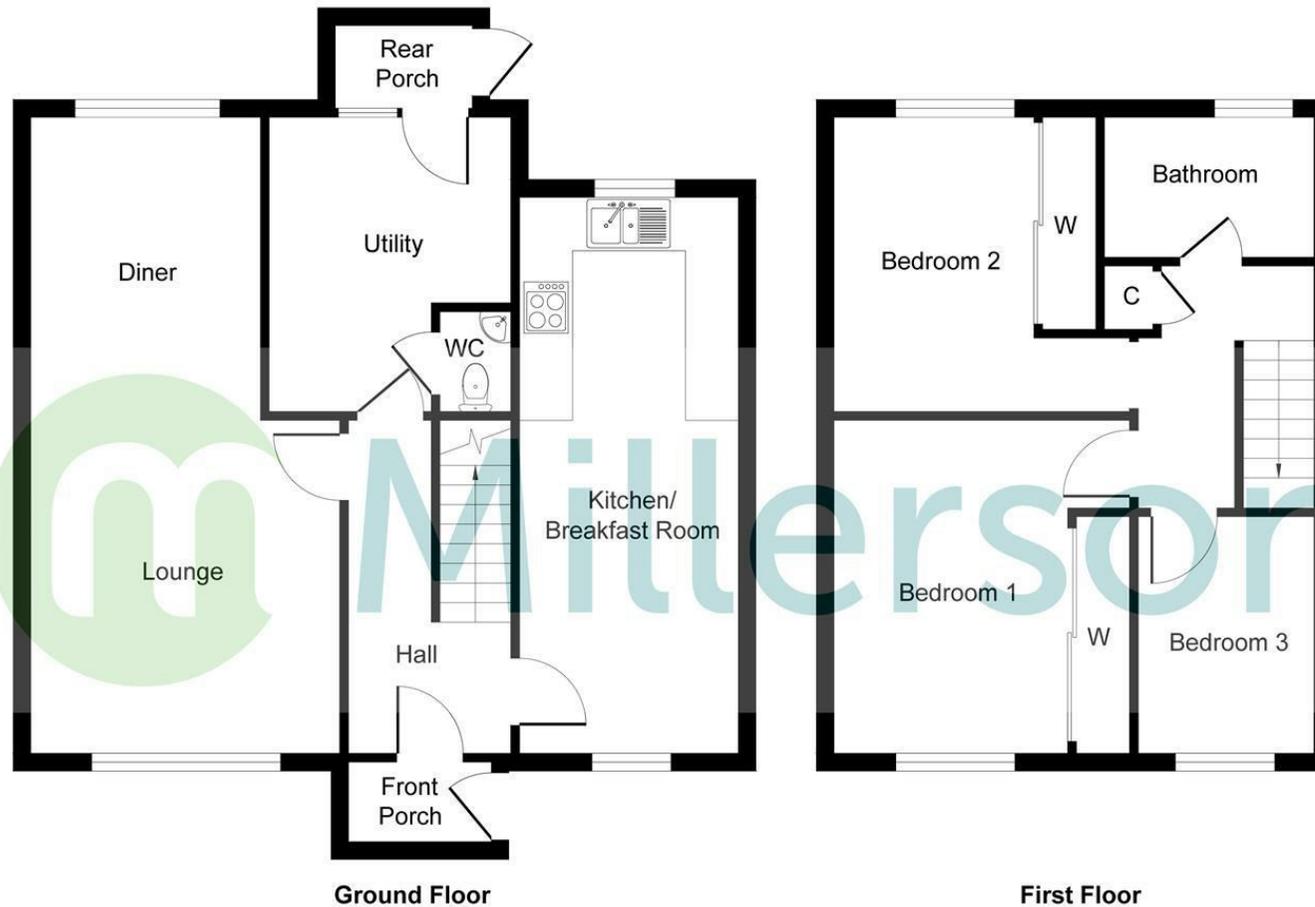
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

