



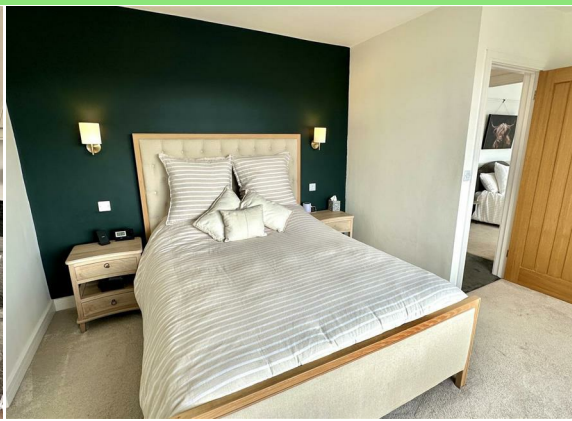
Sawles Road

St. Austell

PL25 4UE

Offers In Excess Of  
£450,000

- High Spec Detached Family Home
  - Three Bedrooms And Dressing Room
  - Rural Countryside Views
- Garage And Off Road Parking
- Walking Distance To Local Amenities
- Connected To All Mains Services
- Scan QR For Material Information



 **Millerson**  
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1399.00 sq ft



### Property Description

Smart Millerson Estate Agents are delighted to present to the market this beautifully maintained and upgraded detached family home, situated within a highly sought-after residential area of St Austell. Lovingly cared for by the current owners, the property offers a wonderful balance of comfort, space and practicality, making it an ideal purchase for growing families or those seeking a well-appointed home in a desirable location.

The property impresses with its bright, airy and well-proportioned accommodation throughout with the ground floor offering a spacious and inviting living room, perfect for relaxing evenings or entertaining guests. The heart of the home is undoubtedly the contemporary kitchen/diner, fitted with quality NEFF appliances and offering ample space for family dining and social gatherings. A separate utility room provides additional convenience and storage, while the cloakroom completes the ground floor accommodation.

Upstairs, the property continues to impress with three generously sized bedrooms and a well-presented family bathroom. The principal bedroom benefits from the added luxury of a dressing room and its own en-suite, creating a private and comfortable retreat. Externally, the home enjoys an enclosed rear garden, thoughtfully arranged to create a safe and versatile outdoor space whilst admiring the countryside views. Perfect for summer BBQs, family gatherings or simply relaxing outdoors, the garden also provides direct access to the garage. To the front of the property, there is ample off-road parking as well as the garage, ensuring practicality for modern family living.

Connected to all mains services and falling within Council Tax Band D, this property combines convenience with lifestyle appeal in a popular and well-regarded location. Viewings are strictly by appointment only and are highly recommended to fully appreciate the space, quality and setting this wonderful home has to offer.

### Location

Situated on Sawles Road in St Austell, this property benefits from pedestrian access to the railway and bus stations and is just a short walk from the town centre. St Austell offers an excellent range of amenities, including a comprehensive selection of shops, restaurants, and public houses. Leisure facilities include a cinema, bowling alley, and a leisure centre with a public swimming pool. The sandy beaches of Carlyon Bay, the historic port of Charlestown, and the scenic Roseland Peninsula are all just a short drive away. Well-regarded educational facilities are also close at hand, including Poltair School, Penrice Academy, and St Austell College.

### The Accommodation Comprises

All dimensions are approximate and can be found within the floorplan.

### Entrance Porch

Double glazed window to the side aspect. Opening leading into the

### Entrance Hall

Stain glass window to the front of the property. Skimmed ceiling. Smoke sensor. Radiator. Plug sockets. Skirting. Karndean flooring. Stairs leading up to the first floor. Doors leading to:

### Living Room

Circular double glazed bay window to the front aspect. Skimmed ceiling. Recessed spotlights. Solid fuel burner. Radiator. Ample plug sockets. Skirting. Carpeted flooring. Bi-folding doors leading out to the rear garden. Opening leading into the

### Kitchen / Diner

Double glazed window to the front aspect. Skimmed ceiling. Recessed spotlights. A range of wall and base fitted units with under cupboard lighting and roll edge work surfaces. Integrated NEFF double oven and induction hob with extractor over. Integrated fridge and dishwasher. Bar area benefitting from a drinks cooler, sink and wall/base fitted units. Thermostat. Radiator. Ample plug sockets. Skirting. Karndean flooring. Bi-folding doors leading out to the rear garden. Door leading into the

### Utility Room

Double glazed window to the rear aspect. Skimmed ceiling. Recessed spotlights. A range of wall and base fitted units with under counter lighting. Cupboard housing the boiler. Integrated oven, dishwasher and freezer. Belfast sink. Space and plumbing for washing machine and tumble dryer. Ample plug sockets. Skirting. Karndean flooring. Door leading outside. Door leading into the

### Cloakroom

Double glazed obscure window to the side aspect. Skimmed ceiling. WC with push flush. Wash basin. Heated towel rail. Skirting. Karndean flooring.

### First Floor

Skimmed ceiling. Recessed spotlights. Smoke sensor. Access into the partly boarded loft via a pull-down ladder. Radiator. Plug sockets. Skirting. Carpeted flooring. Doors leading to:

### Bedroom One

Double glazed window to the rear aspect. Skimmed ceiling. Recessed spotlights. Radiator. Ample plug sockets. TV point. Skirting. Carpeted flooring. Opening leading into the

### Dressing Room

Double glazed window to the rear aspect. Skimmed ceiling. Recessed spotlights. Floor to ceiling wardrobes. Radiator. Plug sockets. Skirting. Carpeted flooring. Door leading into the

### En-suite Shower Room

Obscure double glazed window to the front aspect. Double shower cubicle with floor to ceiling tiles. Wash basin. WC with push flush. Tiled flooring.

### Bedroom Two

Double glazed window to the rear aspect. Skimmed ceiling. Wash basin with splashback. Radiator. Ample plug sockets. TV point. Skirting. Carpeted flooring.

### Bedroom Three

Circular double glazed bay window to the front aspect. Skimmed ceiling. Radiator. Ample plug sockets. TV point. Skirting. Carpeted flooring.

### Family Bathroom

Frosted double glazed window to the front aspect. Four piece bathroom suite. Bath with mixer tap. Double shower. Vanity wash basin. WC with push flush. Heated towel rail. Tiling around water sensitive areas. Tiled flooring.

### Outside

To the front- Off road parking for multiple vehicles. Outside power socket. Established planting and shrubbery to form privacy and boundaries. To the side you will find an elevated planting bed, vegetable patch, BBQ area, Access into utility room. Outside tap.

To the rear- Spacious patio area with countryside views. Steps leading down to a laid to lawn area. Outside power socket. Access into the garage.



### Garage

Metal up and over door. Power and lighting. Door leading out to the rear garden.

### Parking

There is off road parking for multiple vehicles. On street parking can be found close by.

### Services

This property falls under Council Tax Band D and is connected to all mains services.

### Material Information

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway

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

All information is provided without warranty. Contains HM Land Registry data

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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**

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

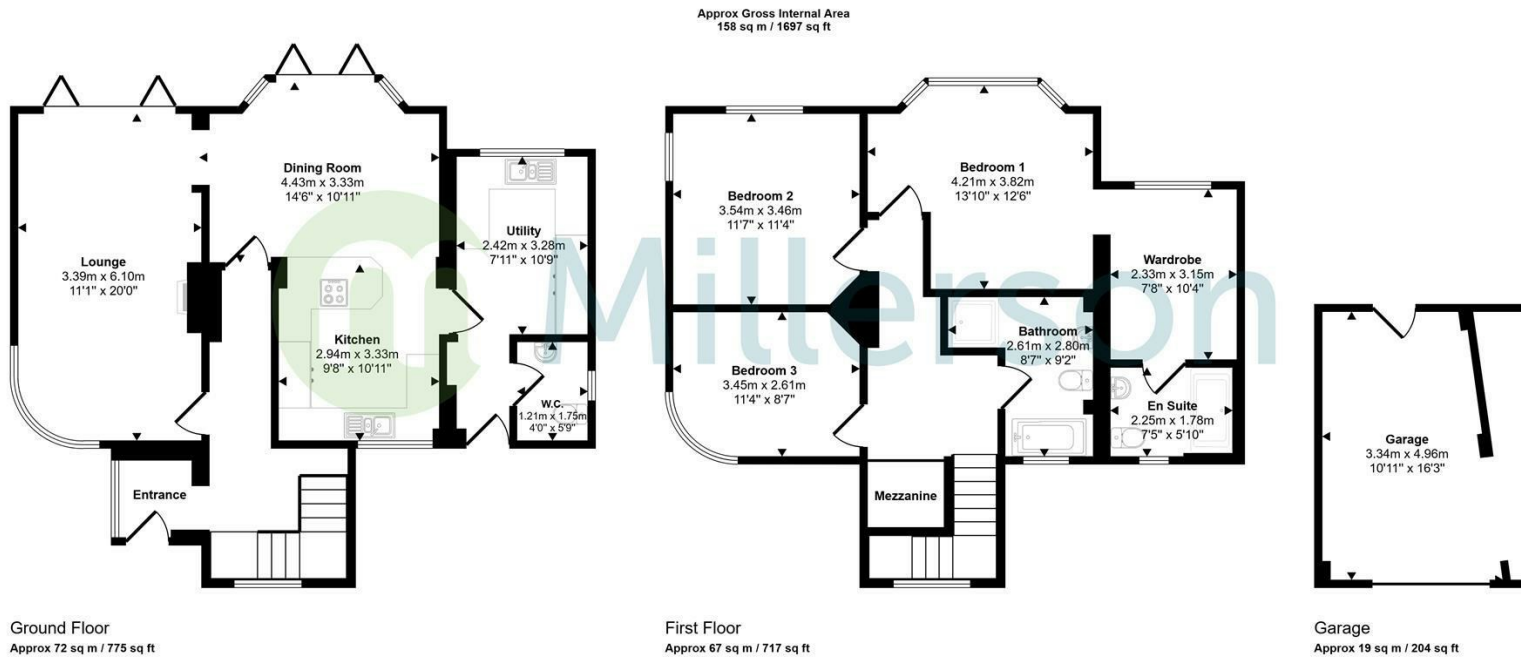
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T: 01726 72289

[www.millerson.com](http://www.millerson.com)

Scan QR Code For Material Information



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

