

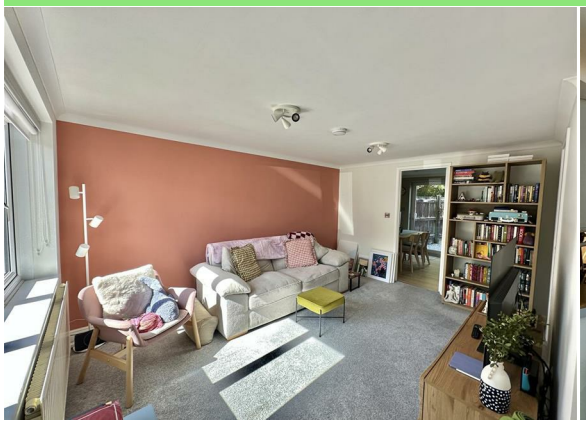
Springfield Close

St. Austell

PL25 3BN

Guide Price £190,000

- IDEAL FOR FIRST TIME BUYERS
- TWO DOUBLE BEDROOMS
- TWO ALLOCATED PARKING SPACES
- CLOSE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
- IDEAL FOR INVESTMENT BUYERS
- DOUBLE GLAZING THROUGHOUT
- SET IN POPULAR LOCATION
- ENCLOSED REAR GARDEN
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - B

Floor Area - 742.70 sq ft


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PROPERTY DESCRIPTION

Smart Millerson are delighted to present this beautifully maintained two-bedroom end-terrace home, offering stylish and well-proportioned accommodation ideally suited to first-time buyers, young families, or investment purchasers alike. Nestled in a residential position, the property further benefits from allocated off-road parking and a generously sized enclosed rear garden, providing an ideal setting for outdoor entertaining, family enjoyment, and peaceful relaxation.

The accommodation briefly comprises a welcoming entrance porch leading into a bright and spacious living room, creating a comfortable and inviting living space. To the rear of the property is a modern fitted kitchen/dining room, thoughtfully designed with ample storage and workspace with direct access to the rear garden, perfect for both everyday living and entertaining.

To the first floor are two well-proportioned bedrooms and a contemporary family bathroom finished to a modern standard.

Externally, the property continues to impress with allocated off-road parking and a fully enclosed rear garden, offering a secure and private outdoor retreat ideal for children, pets, and summer gatherings.

Conveniently situated close to a range of local amenities, well-regarded schools, and excellent transport links, this attractive home successfully combines comfort, practicality, and modern living. Early viewing is highly recommended to fully appreciate all that this property has to offer.

LOCATION

The property enjoys a convenient position within easy walking distance of St Austell town centre, where you'll find a great selection of shops, cafés, restaurants, and a local leisure facility. It falls within the catchment area for Mount Charles School, as well as the secondary schools Penrice Academy and Poltair School.

St Austell benefits from a mainline railway station with direct services to London Paddington and Penzance. A short drive away is the charming harbour of Charlestown, well known as a filming location for productions such as The Eagle Has Landed, Mansfield Park, and Poldark. The harbour continues to attract visitors with its scenic surroundings and excellent dining options.

The wider area also boasts renowned attractions including the stunning Lost Gardens of Heligan and the iconic Eden Project.

THE ACCOMMODATION COMPRISES

(please see all measurements on the floorplan)

PORCH

Skimmed ceiling. Double glazed window to front aspect. Consumer unit. Skirting. Laminate flooring.

LIVING ROOM

Skimmed ceiling. Double glazed window to the front aspect with fitted roller blind. Radiator. Ample power sockets with USB ports. Tv point. Under stair storage cupboard. Carpeted flooring. Skirting.

KITCHEN/DINER

Skimmed ceiling. Recessed spotlights. Double glazed window rear aspect. A range of wall and base fitted units with roll top work surfaces. Integrated oven with extractor fan. Stainless steal sink with drainer. Space and plumbing for freestanding washing machine and fridge freezer. Worcester gas boiler. Radiator. Ample plug sockets. Vinyl flooring. Double doors leading to garden.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Smoke sensor. Carpeted flooring. Skirting. Doors leading to:

BEDROOM ONE

Skimmed ceiling. Double glazed window to the front aspect with fitted blind. Ample power sockets. Radiator. Carpeted flooring. Skirting.

BEDROOM TWO

Skimmed ceiling. Two double glazed windows to the rear aspect with fitted blinds. Built in wardrobes. Ample power sockets. Radiator. Carpeted flooring. Skirting.

BATHROOM

Skimmed ceiling. Extractor fan. Mains fed shower over bath. Heated towel rail. Sink Basin. W.C. Skirting. Laminate floor.

EXTERNALLY

The property further benefits from an enclosed rear garden, offering a private and secure outdoor space ideal for relaxing, entertaining, and family living.

PARKING

This property has allocated parking for two vehicles. Plenty of on-street parking is available close by.

SERVICES

This property is connected to main electricity, gas, water and drainage. It also falls within Council Tax Band B.

MATERIAL INFORMATION

Verified Material Information

Costs & tenure
Tenure: Freehold
Council tax band: B
EPC rating: C
The building
End-terrace house, standard construction





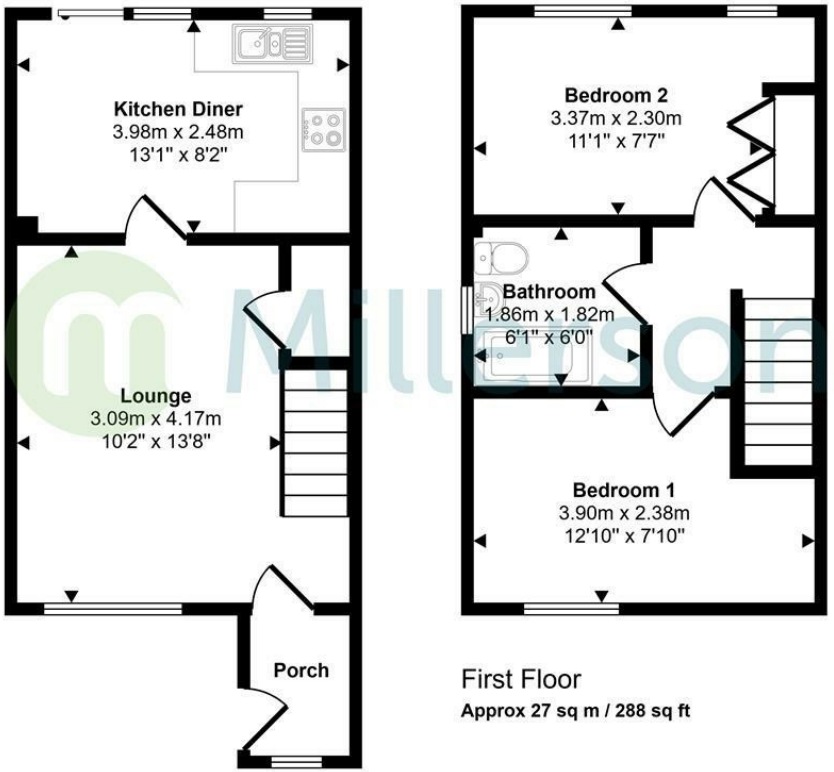


2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Allocated, Off Street, Private, and Rear
Risks & restrictions
Not a listed building
Not in a conservation area
No tree preservation order
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.

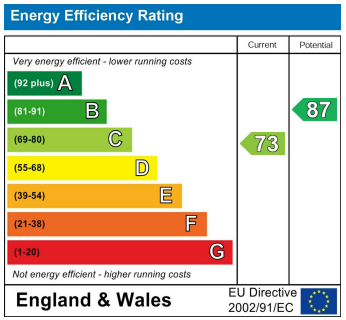
Approx Gross Internal Area
56 sq m / 598 sq ft



Ground Floor
Approx 29 sq m / 310 sq ft

First Floor
Approx 27 sq m / 288 sq ft

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.



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

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