

Brockstone Road

St. Austell

PL25 3DW

Guide Price £375,000

- NO ONWARD CHAIN
- DETACHED 4/5 BEDROOM HOME
- PERFECT FAMILY HOME
- IDEAL FOR MULTI-GENERATIONAL LIVING
- RECENTLY REFURBISHED THROUGHOUT
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- UTILITY ROOM
- ENCLOSED REAR GARDEN
- LARGE DRIVEWAY AND GARAGE
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION







Millerson
Part of Smart Property Group

Tenure - Freehold

Council Tax Band - D

Floor Area - 1291.67 sq ft



4



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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this spacious four/five-bedroom home in St Austell, offering generous accommodation and an appealing layout suited to growing families, multi-generational households or buyers seeking extra space for work and leisure.

Upon entering, you are welcomed by a light and inviting living room, providing a comfortable retreat in which to unwind and spend quality time with family. The heart of the home is the spacious kitchen/diner, offering ample room for everyday family life and entertaining friends and relatives. With plenty of space for dining and doors opening directly onto the enclosed rear garden, this is a wonderfully sociable area, ideal for family meals, summer gatherings and enjoying indoor-outdoor living during the warmer months. Adjoining the kitchen is a useful utility room, providing additional space for household appliances and laundry.

A particular highlight is the ground-floor bedroom, complemented by a conveniently located shower room. This arrangement is ideal for accommodating an older relative or visiting guests, while the bedroom could alternatively serve as a practical home office or additional reception space, depending on individual requirements.

Upstairs, the property continues to impress with four well-proportioned bedrooms, each benefiting from useful built-in storage. Completing the first floor is a well-presented family bathroom.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor setting for children to play, keen gardeners to enjoy or adults to relax and entertain. Offering a valuable extension of the living space, the garden is particularly appealing during the spring and summer months. Further benefits include a garage and off-road parking for multiple vehicles.

Combining generous proportions, versatile accommodation and useful outdoor space, this property presents an excellent opportunity for buyers seeking a home with room to grow. The property is connected to mains water, gas, electricity and drainage and falls within Council Tax Band D.

LOCATION

The property is located within walking distance of St Austell town centre which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

DOWNSTAIRS SHOWER ROOM

Skimmed celling. Frosted double glazed window to side aspect. Extractor fan. Heated towel rail. Partly tiled bathroom with walk in electric shower. Sink. W/C Built in storage cupboard.

PORCH

Skimmed celling. Triple aspect obscured double glazed window and entrance door. Plenty of space for coats and shoes.

LIVING ROOM

Skimmed celling. Double glazed window to the front aspect. Radiator. Tv point. Ample plug sockets. Skirting. Carpeted flooring.

KITCHEN/DINER

Kitchen - Skimmed celling. Recessed spotlights. Double glazed window to the front aspect. A range of wall and base fitted units with roll top work surfaces Sink with drainer. Space and plumbing for freestanding fridge/freezer, dishwasher and cooker. Extractor fan. Ample plug sockets with USB port. Laminate flooring. Door leading to utility room.

Diner- Skimmed celling. Radiator. Ample plug sockets. Skirting. Laminate flooring. Double glazed doors out to garden.

UTILITY

Skimmed celling. Double glazed window to rear aspect. A range of wall and base fitted units with roll top work surface. Space and plumbing for freestanding washing machine/Dryer. Baxi Boiler. Ample plug sockets. Skirting. Laminate flooring. Double glazed door leading side of property.

STUDY/BEDROOM FIVE

Skimmed celling. Double glazed window to the front aspect. Radiator. Ample plug sockets. Skirting. Laminate flooring.

FIRST FLOOR LANDING

Skimmed celling. Loft access. Smoke sensor. Double glazed window to front aspect. Skirting. Carpeted flooring.

BEDROOM ONE

Skimmed celling. Double glazed window to front aspect. Built in wardrobe. Ample plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

Skimmed celling. Double glazed window to front aspect. Built in wardrobe. Ample plug sockets. Skirting. Carpeted flooring.

BEDROOM THREE

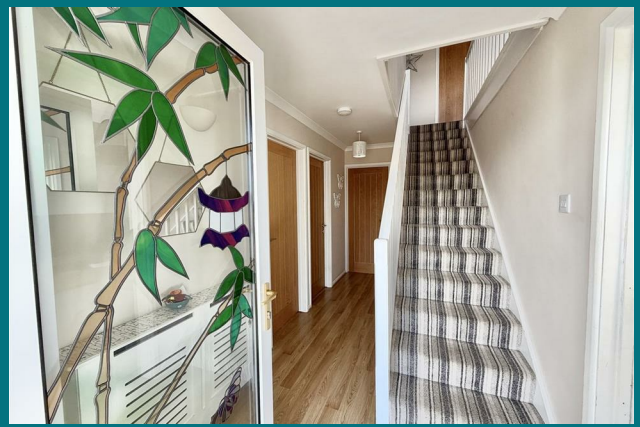
Skimmed celling. Double glazed window to rear aspect. Built in wardrobe. Ample plug sockets. Skirting. Carpeted flooring.

BEDROOM FOUR

Skimmed celling. Double glazed window to rear aspect. Built in wardrobe. Ample plug sockets. Skirting. Carpeted flooring.







BATHROOM
Skimmed celling. Double glazed window to the rear aspect with fitted blinds. Extractor fan. Fully tiled. Mains-fed shower over the bath. Wash basin. Heated towel rail. W.C. Skirting. Vinyl flooring.

OUTSIDE
To the rear of the property is a good-sized, enclosed garden, providing a private and versatile outdoor space for the whole family to enjoy. A patio area offers the perfect spot for outdoor dining, entertaining guests or simply relaxing in the warmer months, while the remaining garden provides ample space for children to play, keen gardeners to enjoy or those looking to create their own outdoor haven

PARKING
Externally, the property benefits from a generous driveway providing ample off-road parking for multiple vehicles, further complemented by a garage offering additional storage space or secure parking.

SERVICES
The property is connected to mains water, gas, electricity and drainage and falls within Council Tax Band D.

MATERIAL INFORMATION
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: C

The building
Detached house, standard construction
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Garage, Driveway, Rear, and Private
Not in a controlled parking zone









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No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL238820):
- A restriction on the title says that a sale or other transfer cannot be registered without written consent from the lender for the registered mortgage. The mortgage is normally repaid and the restriction removed as part of the sale.
- A covenant in the 1920 conveyance says the property must not be used for a noisy, offensive, harmful or dangerous trade or business, or for selling beer, wine or spirits.
- The 1977 conveyance contains restrictive covenants, but their terms are not reproduced in the register. The filed copy should be checked to establish what they require.
- The 1977 conveyance also contains a provision concerning light or air; the register does not explain its exact effect.
Non-coal mining area: yes

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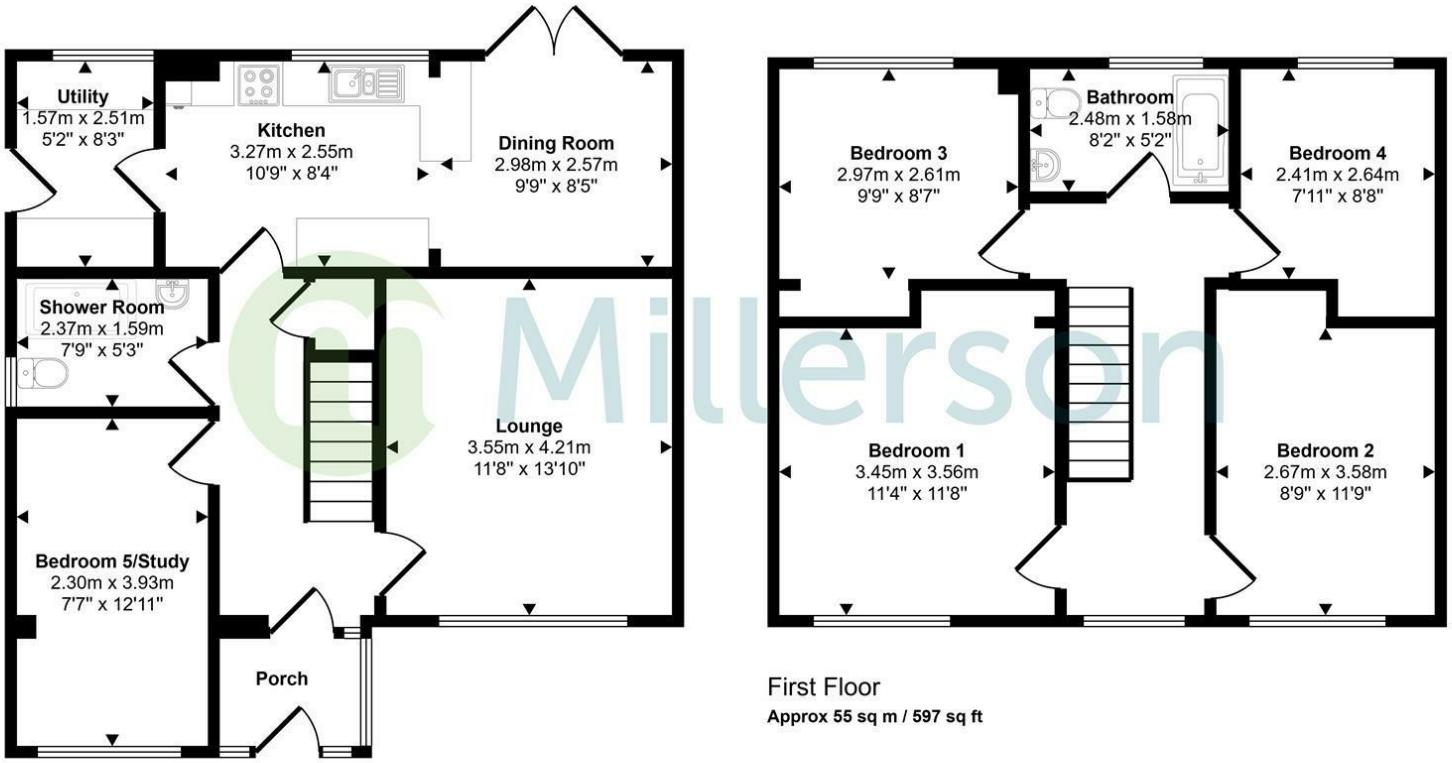
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







Approx Gross Internal Area
118 sq m / 1265 sq ft



First Floor
Approx 55 sq m / 597 sq ft

Ground Floor
Approx 62 sq m / 668 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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