



Edgcumbe Road
St. Austell
PL25 5DX

Asking Price £475,000

- Beautifully presented 1930s detached home
- Distant views across St Austell Bay
 - Opportunity to extend and develop (subject to permission)
- Extensive laid to lawn garden
- High decorative characteristic ceilings
- Modernised en-suite and family bathroom
- Two garages, workshop and potting room
 - Ample off road parking
- Connected to all mains services
- Scan QR for material information



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Tenure - Freehold

Council Tax Band - E

Floor Area - 1485.00 sq ft



4



2



3



E53

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to introduce to the market this impressive 1930s four/five-bedroom detached family home, occupying a substantial plot and offering a wealth of versatile living accommodation both inside and out. The property has been well maintained by the current owners offering a fantastic opportunity for the new owners to move straight in and enjoy.

Upon entering, you are welcomed by a bright and spacious entrance porch and hallway, with doors leading to the principal ground-floor rooms. The accommodation retains a number of charming period features, including high ceilings, and comprises a generous lounge, separate dining room, fitted kitchen, downstairs WC and an additional reception room. This versatile space could be utilised as a family room, home office or, if required, a fifth bedroom.

To the first floor are four well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. There is also a recently renovated, fully fitted modern family bathroom. From the first-floor elevation, the property enjoys pleasant distant views across St Austell and towards St Austell Bay. The loft space may also offer potential for conversion, subject to the necessary planning permissions and building regulations.

Externally, the property continues to impress. A brick-paved driveway provides ample off-road parking for multiple vehicles and leads to two garages, along with a useful workshop. The sizeable front and rear gardens are predominantly laid to lawn and are complemented by an attractive variety of mature plants, shrubs and trees, as well as a charming garden pond.

The property is connected to all mains services. Internal viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

LOCATION

Edgumbe Road is ideally situated on the edge of St Austell town centre, providing convenient access to a wide range of everyday amenities. The town centre, less than a mile away, offers an extensive selection of shops, restaurants, public houses, a cinema and leisure facilities. There are several schools and educational facilities nearby, including St Austell College, Penrice Academy and St Mewan School. Truro College is also easily accessible via a direct bus route from the area. St Austell Leisure

Centre is just a few minutes' walk away and offers a swimming pool and fitness facilities. The town also benefits from a mainline railway station, providing connections towards Penzance, London Paddington and the Midlands. For those travelling by road, the A30 is approximately a 20-minute drive away and provides the principal route in and out of Cornwall. Further afield, residents can enjoy the picturesque beaches and coastline of the Roseland Peninsula, a designated Area of Outstanding Natural Beauty, as well as the historic harbour at Charlestown, which has featured as a backdrop in numerous films and period dramas. The world-renowned Eden Project is also within easy reach.

THE ACCOMMODATION COMPRISES

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

ENTRANCE PORCH

Installed approximately in 2012. Double glazed throughout. Skimmed ceiling. Tiled flooring. Decorative feature stained glass single glazed door leading into the

HALLWAY

Skimmed ceiling. Thermostat control. Picture and Dado rails. Radiator. Under-stairs storage. Carpeted flooring. Skirting. Doors leading to the:-

LIVING ROOM

Double glazed window to the front aspect. Coving. Ceiling Rose. Picture and Dado Rails. Gas feature fire with marble surround and hearth. TV Point. Two radiators. Carpeted flooring. Skirting. Single glazed decorative frosted door and side panel leading through to the

DINING ROOM

Skimmed ceiling. Dado rail. Radiator. Karndean flooring. Skirting. Double glazed French patio doors leading to the rear garden.

KITCHEN

Double glazed window to the rear aspect. Skimmed ceiling with recessed spotlights. Coving. Partially tiled. Range of Oak wall and base fitted units with roll top worksurfaces and built in heated connected to the main central heating system. Stainless steel double sink with drainer and mixer tap. Integrated Miele gas four ring gas hob, extractor hood, NEFF electric double oven and grill, NEFF dishwasher and NEFF fridge/freezer. USB power sockets. Walk in larder measuring 1.79m x 1.28m with built in shelving and space and plumbing for washing machine. Karndean tiled flooring. Skirting.

RECEPTION ROOM / BEDROOM FIVE

Double glazed bay window to the front aspect. Coving. Ceiling Rose.



Smoke and carbon monoxide detector. Picture and Dado Rails. Broadband point. TV Point. Gas feature fire with marble hearth and wooden surround. Two Radiators. Carpeted flooring. Skirting.

REAR HALLWAY

Skimmed ceiling. Coving. Partially tiled walls. Consumer unit and electric meter housed. Karndean tiled flooring. Skirting. UPVC part glazed door leading to the driveway and rear garden.

CLOAKROOM

Double glazed frosted window to the side aspect. Skimmed ceiling. Coving. Partially tiled. W/C. Wash basin. Karndean tiled flooring. Skirting.

FIRST FLOOR

Skimmed ceiling. Smoke sensor. Picture and Dado rails. Radiator. Carpeted flooring. Skirting. Loft access with pull down ladder - partially boarded with power and lighting. Potential development of the loft space subject to obtaining relevant permissions. Doors leading to:

BEDROOM ONE

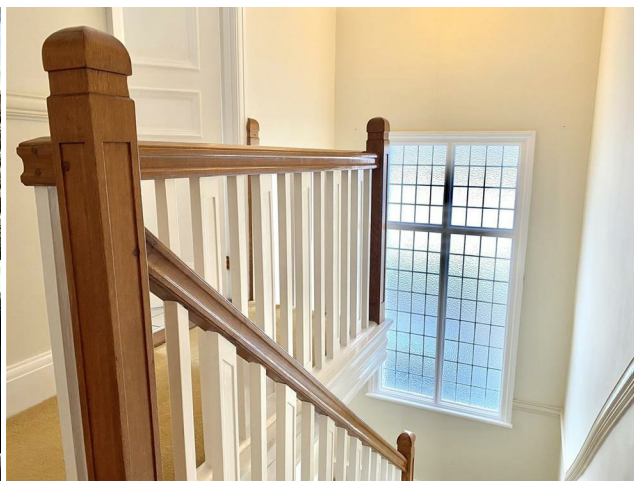
Double glazed bay window to the front aspect. Distant views across the St Austell bay and the town can be enjoyed from here. Skimmed ceiling. Coving. Picture rail. Two radiators. Carpeted flooring. Skirting. Door leading through into the:

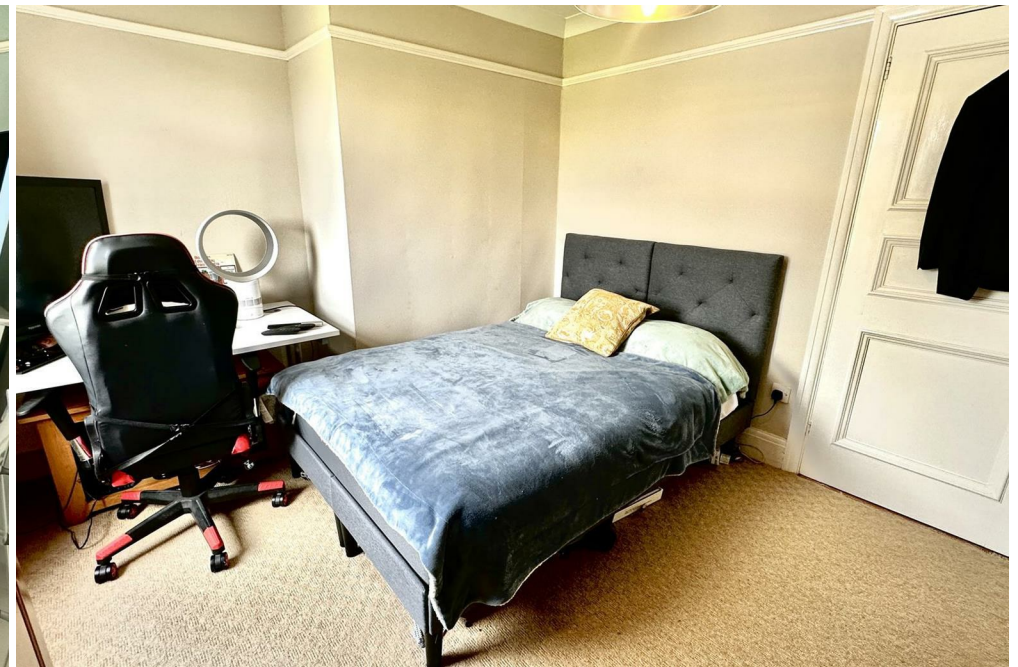
BEDROOM ONE EN-SUITE

Skimmed ceiling. Recessed spotlights. Extractor fan. Fully tiled. Heated towel radiator. Walk in shower unit. WC with push flush. Wash basin with mixer tap. Tiled flooring.

BEDROOM TWO

Double glazed window to the rear aspect. Skimmed ceiling. Coving. Picture Rail. Radiator. Carpeted flooring. Skirting.





Edgcumbe Road, St. Austell, PL25 5DX

BEDROOM THREE

Double glazed window to the front aspect. Skimmed ceiling. Coving. Picture Rail. Built in wardrobe. Radiator. Carpeted flooring. Skirting.

BEDROOM FOUR

Double glazed window to the rear aspect. Skimmed ceiling. Coving. Picture rail. Carpeted flooring. Skirting.

FAMILY BATHROOM

Double glazed frosted windows to the side and rear aspects. Skimmed ceiling. Partially tiled walls with tiled flooring. Radiator. Heated towel radiator. Bath. Walk in corner shower unit. W/C with push flush. Wash basin with mixer tap. Storage cupboard housing hot water tank, central heating control panel and built-in timber shelving.

OUTSIDE

GARAGE

2.77m wide narrowing to 2.04m x 5.32m in length and 3.21m in height. Metal up and over door. Power and light.

REAR GARAGE

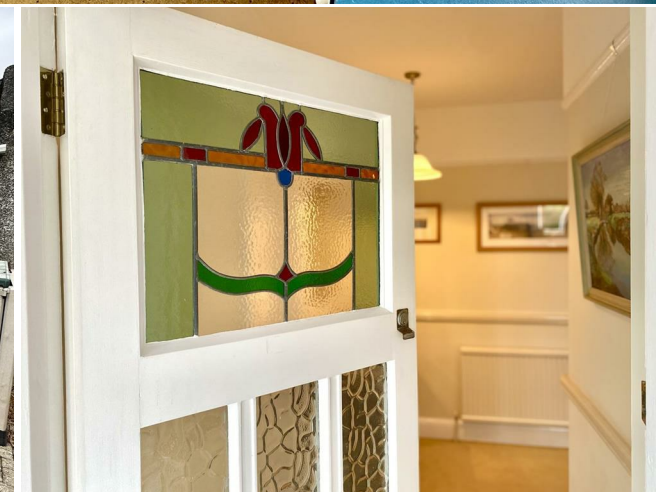
Measuring 4.98m x 2.84m. Wooden double doors. Double glazed window to the side aspect. Power and Light. Doorway leading through to the:

WORKSHOP

Measuring 2.77m x 1.98m. Wooden built in bench. Double glazed frosted window to the rear aspect. Power and Light. Doorway leading through to the:

POTTING ROOM

Measuring 3.38m x 2.06m. Double glazed window to the front aspect. Power and Light. Tap on the outside wall.





GARDEN

To the front- Laid to lawn with boundary hedges and shrubs. Fully functioning pond with fountain and pump.

To the rear- Mostly laid to lawn with a range of fully flourishing plants and shrubs. Small seating timber decked seating area. Three fully developed apple trees. Paved seating area. Side access to the front of the property.

PARKING

Fully brick paved driveway. Ample hardstanding off street parking for multiple vehicles including boats, caravans, motorhomes, cars and vans.

SERVICES

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

AGENTS NOTE

In accordance with the relevant provisions of the Estate Agents Act 1979, we declare that this property is owned by a family member of an employee of Smart Millerson Estate Agents.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: E

EPC rating: E

The building

Detached house, standard construction

4 bedrooms, 2 bathrooms, 3 receptions

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 great, EE good

Parking: Driveway and Off Street

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

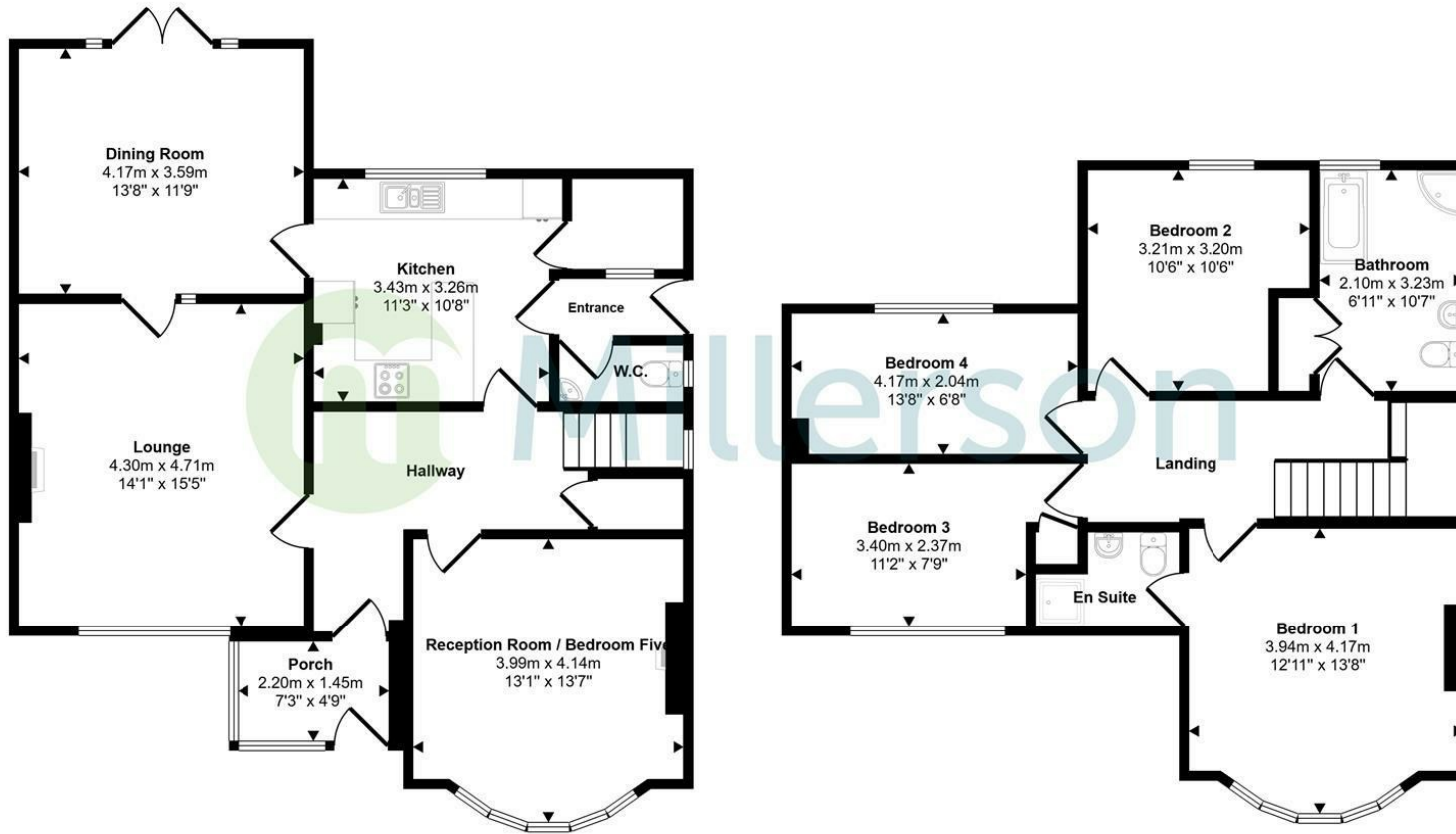
Title register restrictions (CL51921):

- The owner must maintain a specific boundary wall on the western side made of stone or concrete, which cannot be taller than 4 feet 6 inches.
 - The owner may be required to build a similar wall on the southern boundary if requested by the previous owner.
 - No more than four private houses or bungalows can be built on this land.
 - Any buildings must be set back to a line approved by the previous owner.
 - The owner has made a legal promise (called an indemnity covenant) to follow all the rules in the deeds and to cover any costs if these rules are broken.
 - A third party has the right to enter the land to search for and remove minerals, which may involve digging pits or moving water, provided they pay for any damage caused.
- Non-coal mining area: yes

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Approx Gross Internal Area
152 sq m / 1639 sq ft



Ground Floor
Approx 86 sq m / 930 sq ft

First Floor
Approx 66 sq m / 709 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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