

Keay Heights

St. Austell

PL25 4AZ

Asking Price £265,000

- NO ONWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- SINGLE GARAGE AND ALLOCATED PARKING
- PARTIAL SEA VIEWS ACROSS ST AUSTELL BAY
- DOWNSTAIRS UTILITY / OFFICE / PLAYROOM
- SITUATED WITHIN A QUIET CUL DE SAC WITH LOCAL SHOP
- WALKING DISTANCE TO BOTH PRIMARY AND SECONDARY SCHOOLS
- COUNCIL TAX BAND C
- CONNECTED TO ALL MAINS SERVICES
- SCAN QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 892.00 sq ft



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Property Description

Located in the sought-after Keay Heights area of St. Austell, this charming end-terrace home offers a perfect balance of comfort, space, and practicality. Spanning approximately 892 square feet, the property features a bright and spacious reception room—ideal for relaxing or entertaining. At the heart of the home is a modern open-plan kitchen and dining area, designed with both functionality and style in mind. This space is perfect for family meals, social gatherings, or simply enjoying daily life. A separate utility room adds valuable convenience, providing additional storage and space for all your laundry needs—helping to keep the main living areas clutter-free. The house offers three generously sized bedrooms, each providing a peaceful retreat for rest and relaxation. The primary benefits from its own ensuite whilst the others share a well maintained family bathroom. As an end-terrace, the property benefits from additional privacy and a pleasant outdoor area. Practical features include off-road parking and a garage, offering secure storage and convenience for everyday living. Keay Heights in St. Austell is known for its attractive surroundings and welcoming community, making it an excellent location for families and individuals alike.

Location

The property is located within a quiet no-through residential estate, highly regarded by families for its safe and peaceful setting. It is within easy walking distance of two convenience stores, a Post Office, and both primary and secondary schools, making it ideally suited for day-to-day living. The location offers excellent access to the town's road network, allowing for convenient travel throughout St Austell and to surrounding areas. The town itself boasts a wide range of amenities, including a leisure centre, cinema, and bowling alley. St Austell's mainline railway station, located in the town centre, provides direct services to London Paddington and Penzance, making it particularly attractive to commuters. Beyond the town, the surrounding area is rich in attractions. The historic harbours of Charlestown—renowned for their period drama film settings and excellent dining—and the picturesque fishing village of Mevagissey are just a short drive away. Also nearby are some of Cornwall's most celebrated destinations, including the Lost Gardens of Heligan, the world-famous Eden Project, and the numerous sandy beaches along the stunning South Cornwall coastline.

The Accommodation Comprises

(All dimensions are approximate and measured by LIDAR)

Ground Floor

Composite front door opens into:

Entrance Hallway

Skimmed ceiling. Smoke sensor. Thermostat control panel. Radiator. Understairs storage cupboard housing consumer unit. Laminate flooring. Skirting.

Doors leading to:

Kitchen / Diner

Double glazed window to the front aspect. Skimmed ceiling. Spotlights. Range of wall and base fitted units with straight edge worksurfaces, tiled splashbacks and stainless steel sink with flexi tap. Space for two under counter white goods and a full sized fridge/freezer. Integrated AEG double oven/grill with four ring gas hob and extractor hood above. Glow-Worm boiler housed. Ample power sockets. Thermostat control panel housed. Radiator. Laminate flooring in dining area and tiled flooring in kitchen. Skirting. Double glazed patio doors leading to rear garden.

Lounge

Double glazed window to the front aspect. Skimmed ceiling. Spotlights. Two radiators. Ample power sockets. Carpeted flooring. Skirting. Double glazed patio doors leading to the rear garden.

Utility / Office Room

Double glazed window to the front aspect. Skimmed ceiling. Wall and base fitted units. Radiator. Ample power sockets. Laminate flooring. Skirting.

Downstairs W/C

Double glazed frosted window to the rear aspect. Skimmed ceiling. Spotlight. W/C with push flush. Wash basin with tiled splashback. Radiator. Slimline storage cupboard. Tiled flooring. Skirting.

First Floor

Landing - Double glazed window to the front aspect. Skimmed ceiling. Smoke sensor. Radiator. Airing cupboard housing hot water tank. Ample power sockets. Carpeted flooring. Skirting.

Doors leading to:

Bedroom One

Double glazed window to the front aspect. Skimmed ceiling. Radiator. Ample power sockets. Carpeted flooring. Skirting. Door leading into:

Bedroom One Ensuite

Double glazed frosted window to the rear aspect. Skimmed ceiling. Extractor fan. Partially tiled. Walk in shower unit with rainfall head. Wash basin. W/C with push flush. Shaver point. Radiator. Carpeted flooring. Skirting.

Bedroom Two

Two double glazed windows to the front aspect. Skimmed ceiling. Spotlights. Loft access. Radiator. Ample power sockets. Carpeted flooring. Skirting.

Bedroom Three

Double glazed window to the rear aspect. Skimmed ceiling. Radiator. Ample power sockets. Carpeted flooring. Skirting.



Family Bathroom

Double glazed frosted window to the rear aspect. Skimmed ceiling. Extractor fan. Partially tiled. W/C with push flush. Wash basin. Shaver point. Bath with shower over. Radiator. Carpeted flooring. Skirting.

Garden

To the rear is a low maintenance garden with timber fencing identifying boundaries with side access path. There is wall mounted lighting, power sockets and water access.

Garage

The property benefits from having a garage situated in a block of three adjacent to the property.

Parking

There is one allocated parking space in addition to the garage space.

Agents Note

The property is vacant and is being sold with no onward chain.

Services

The property is connected to mains water, electricity, gas and drainage. The boiler is located in the kitchen and the hot water tank is in the airing cupboard which is on the landing. It falls within Council Tax Band C.

Directions

From the town centre, passing along the railway station, ascend the hill and at the small mini roundabout continue along Carlyon Road before taking a left turn at the next mini roundabout onto Poltair Road. At the end of Poltair Road a further mini roundabout will be encountered and at this point turn right passing St Austell College on the left hand side. You will then see Tesco Express on the left hand side, take the turning immediately after onto Lewis Way, continue to the end of the road and bear right on to Keay Heights. The property will then be located on your left hand side and clearly identifiable with a round Millerson 'For Sale' Board.

Material Information

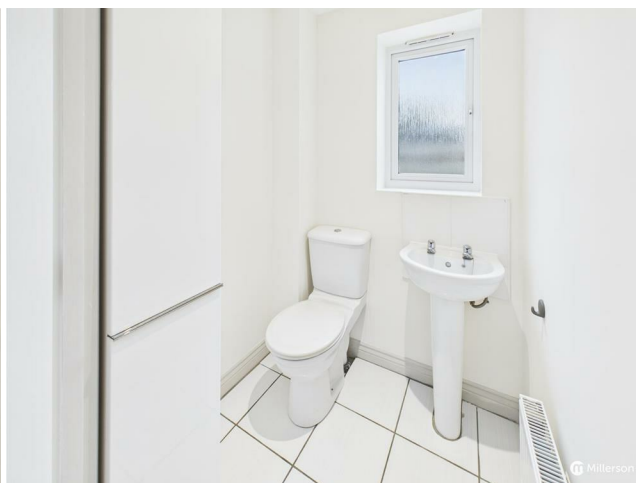
Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction





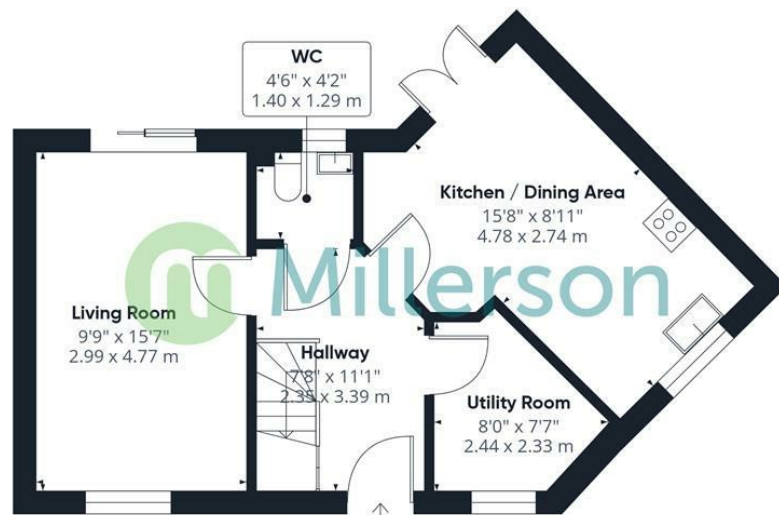
Keay Heights, St. Austell, PL25 4AZ

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 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Allocated, Off Street, and Garage
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

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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.





Floor 0



Floor 1

Approximate total area^m

892 ft²

82.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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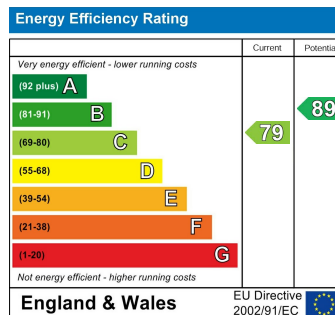
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