



## OLD LAWN SCHOOL LANE

### ST. AUSTELL, PL25 5JX

£4,250

8 Old Lawn School Lane, St Austell, Cornwall, PL25 5JX  
£4,250 per month

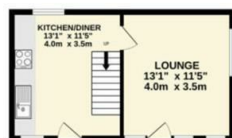
Abbeyfield House is a substantial and versatile property located in the heart of St Austell. Offered as an 8-bed HMO, it comprises 6 ensuite bedrooms and 2 additional rooms with shared facilities. The property includes a communal kitchen and generous internal space, lending itself to a wide range of uses.

Key Features



**TAYLOR HAWKINS**  
Estate Agents  
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COTTAGE GROUND FLOOR  
300 sq ft. (27.9 sq.m.) approx.



COTTAGE 1ST FLOOR  
300 sq ft. (27.9 sq.m.) approx.



GROUND FLOOR  
1781 sq ft. (163.8 sq.m.) approx.



1ST FLOOR  
1194 sq ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA : 3556 sq.ft. (330.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>15</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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