

POLTAIR AVENUE ST AUSTELL PL25 4LY

TWO BEDROOM EDWARDIAN SEMI

This delightful Edwardian house exudes elegance and has been stylishly decorated and features retained to embrace the period of the property. From the impressive stained glass hall doors to the elegant lounge with walk in bay, viewing is highly recommended to appreciate the overall appeal of this property.

In brief the property comprises: Entrance Vestibule, Generous Hallway, Lounge, Inner Lobby, Kitchen/Diner, Sunroom, 2 Bedrooms and Bathroom. The property also benefits from a private garden, paved driveway and gas central heating and is within walking distance to many amenities.

*** AVAILABLE WITH NO ONWARD CHAIN ***

Key Features

Period Property

Well Presented with
Period Features

Modern Kitchen

Stylish Sun Room

Generous Driveway
Parking

Front and Rear
Gardens

About The Property and Location

Welcome to 8 Poltair Avenue. This fabulous semi-detached house built in 1915, retains the charm of the Edwardian period, with stained glass doors leading to an impressive hallway, large windows providing generous natural light and internal decorative features reflective of the era. The addition of the sunroom overlooking the private garden is perfect for entertaining and family gatherings. If you love older style properties that exude character and elegance we believe this property ticks all the right boxes.

Poltair Avenue is a residential area ideally located close to amenities including schools, colleges and a short walk to the town with mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the picturesque historic port of Charlestown, with delightful restaurants.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Vestibule

7' 10" x 6' 7" (2.4m x 2.0m)

uPVC double glazed door with stained glass transom. Period tiled floor. Sash window to the side elevation. Worcester combi boiler. Feature floor to ceiling stained glass doors with complementary glazed side panels providing a stylish entrance to the:

Hallway

An imposing hallway with high ceilings and picture rails. Door to lounge. Access to inner lobby, stairs to first floor. Central heating radiator.

Lounge

15' 1" x 13' 1" (4.6m x 4.0m) into Bay

A stylish room with generous natural light from the walk-in bay with sash windows and stained-glass decoration. High ceilings. Picture rail. Wall lights and ceiling light. Timber fire surround with black marble hearth. Central heating radiator.

Inner Lobby

This area links the traditional and modern in seamless style. A sash window overlooks the sunroom and a recess with wine rack provides space for a fridge freezer. Tiled floor which continues into the kitchen.

Kitchen/Diner

13' 1" x 12' 6" (4.0m x 3.8m)

A good range of wall, base and drawer units with worktops over and incorporating under unit lighting. Pull out pantry style storage. Built-in appliances include; double Hoover electric oven, Indesit ceramic hob with glass and stainless steel curved extractor over, Hotpoint dishwasher and washing machine. Inset ceiling spotlights. uPVC double glazed window to the side elevation. Central heating radiator. Generous opening with step down providing good natural light and leading to:

Sunroom

19' 4" x 7' 7" (5.9m x 2.3m)

A superb addition to the property and currently used as a seating area overlooking the garden with generous dining space. This room is ideal for entertaining friends and family gatherings and with its uPVC double glazed windows and French doors gives access to the well-tended and private garden. Tiled floor. Wall lights. Central Heating Radiator.

Cloakroom

WC with vanity sink. Tiled floor and light.

First Floor Landing

From the elegant hallway, the turned stairs to the first floor lead to a half landing with uPVC double glazed window overlooking the garden and access to the first bedroom. Steps to a longer landing lead to a walk-in cupboard, bedroom two, further walk-in storage cupboard and bathroom.

Bedroom One

13' 1" x 12' 6" (4.0m x 3.8m)

uPVC double glazed window overlooking the garden. High ceiling. Picture rail. Central heating radiator.

Bedroom Two

13' 1" x 12' 6" (4.0m x 3.8m)

Sash window with stained glass feature. High ceiling. Picture rail. Central heating radiator.

Bathroom

8' 2" x 6' 7" (2.5m x 2.0m)

uPVC double glazed sash style window. Suite comprising low level WC, pedestal wash-hand basin, bath with shower and glazed shower screen. Fully tiled walls. Vinyl flooring. Central heating radiator.

Exterior & Parking

To the front of the property is an area of shingle with an established hydrangea. The boundary has mature shrubs and the paved driveway provides excellent parking. To the rear the paved driveway continues leading to a useful modern storage building (previously a garage). A pathway leads to the sunroom, with flower borders and a paved seating area with steps down to an appealing garden with mature trees and laid mainly to lawn. A curved path leads to a further paved seating area and raised borders.

Additional Information

EPC 'D'

Council Tax Band 'B'

Services – Mains Gas

Property Age - 1915

Tenure - Freehold

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange to view, or require any further information, please call 01726 73483.



Hallway



Lounge



Kitchen/Diner



Sun / Entertaining Room



Bedroom One



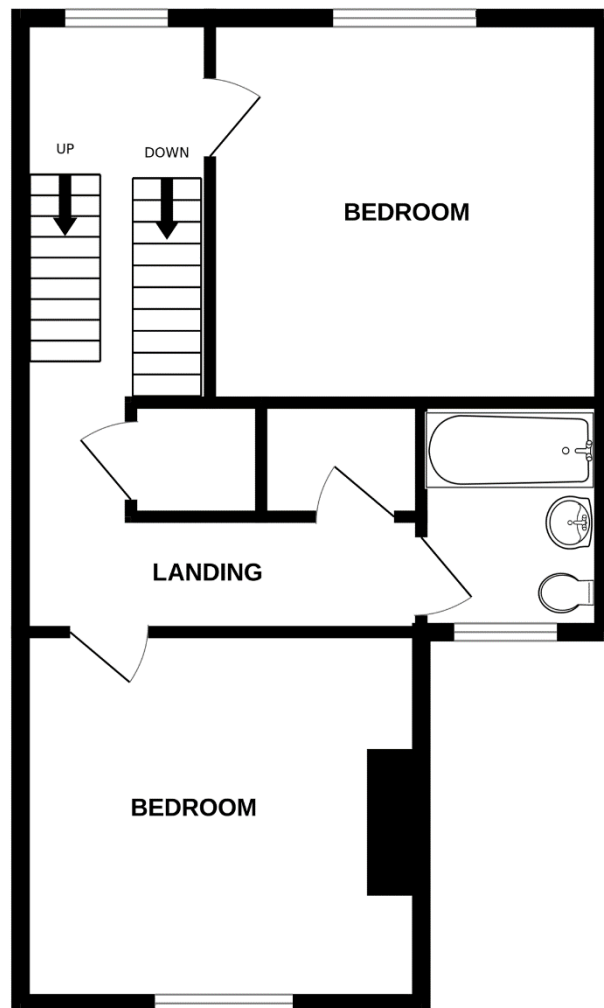
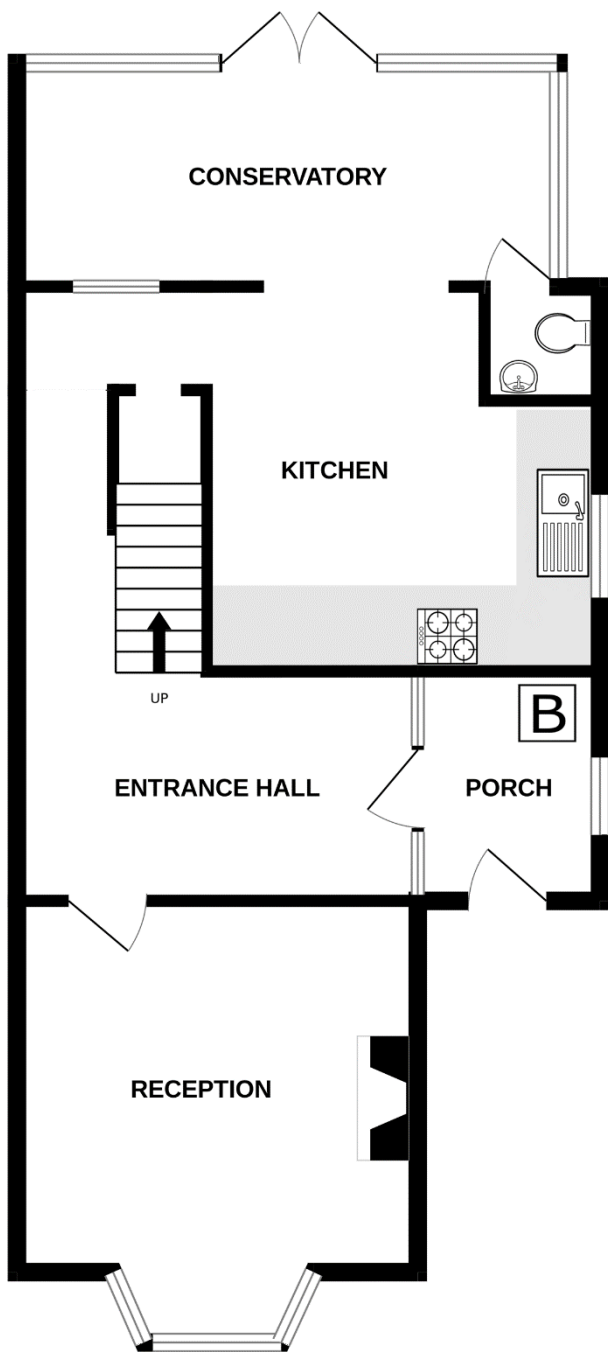
Bathroom



Garden



Garden



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			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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