



KEY HEIGHTS ST AUSTELL PL25 4AZ

2 BEDROOM DETACHED COACH HOUSE

This delightful coach house has so much to offer. Internally it is impeccably presented, whilst externally the sea views from the private garden are simply stunning. The property would ideally suit a couple, first time buyer or even a lock up and leave holiday home.

In brief the property comprises:

Hallway, Walk-In Storage Cupboard, Open Plan Living, 2 Bedrooms, Principal with En Suite, and Bathroom. The property also benefits from a garage with additional storage area, attractive private garden with sea views, parking and gas central heating and is in a tucked away location.

EARLY VIEWING IS HIGHLY RECOMMENDED

Key Features

Open Plan Living

2 Bedrooms
(Principal Bedroom
with En Suite)

Private Garden
with Superb
Sea Views

Garage
with Storage

Parking

About The Property and Location

Welcome to this magnificent, Coach House If this property was a gift, it would be beautifully wrapped with an elegant bow. The open plan living flows effortlessly from kitchen to dining area into the lounge whilst the hallway incorporates a generous walk-in storage cupboard with doors to all rooms. Externally the private garden is equally as impressive with its tropical styling and its panoramic sea views.

The historic market town of St Austell is just 1 mile away and offers a comprehensive range of amenities including, 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, the backdrop to many films and period dramas, with delightful restaurants.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance

Composite front door into entrance with consumer unit, central heating radiator, modern vinyl flooring and stairs leading to the accommodation.

Hallway

White panel doors to open plan living, bedrooms and bathroom. Central heating radiator. Walk-in storage cupboard with double doors. Ceiling lights. Access to small insulated and boarded loft space.

Open Plan Living Accommodation

18' 4" x 16' 9" (5.6m x 5.1m)

An appealing room with uPVC double glazed window from the lounge area to the front elevation. Dining area and kitchen with two velux roof light windows. Two central heating radiators. Three ceiling lights with inset spotlights to the kitchen area. The kitchen comprises a range of modern wall, drawer and base units with dark worktops over and incorporating a countertop cabinet. Built-in new Bush electric oven with Whirlpool gas hob over. Space and plumbing for a washing machine, fridge and freezer. Part-tiled walls. Wood effect vinyl flooring to the kitchen area.

Principal Bedroom

14' 9" x 10' 2" (4.5m x 3.1m) into recess

Yes! That is a Super King Bed. uPVC double glazed window to the front elevation. Ceiling light with fan. Two recesses for wardrobes. Central heating radiator. White panel door to:

En Suite Shower Room

Shower cubicle with glazed door. Low level WC. Pedestal wash-hand basin. Inset ceiling spotlights. Velux roof light window. Central heating radiator. Wood effect vinyl flooring.

Bedroom Two

9' 2" x 8' 10" (2.8m x 2.7m)

Currently used as an office, with uPVC double glazed window to the front and central heating radiator.

Bathroom

7' 10" x 5' 11" (2.4m x 1.8m)

Suite in white comprising low level WC, pedestal wash-hand basin and bath. Velux roof light. Inset ceiling spotlights. Central heating radiator. Wood effect vinyl flooring.

Garage and Parking

Garage: 18' 8" x 9' 10" (5.7m x 3.0m)

Storage Area: 14' 5" x 4' 7" (4.4m x 1.4m)

Beneath the property are 4 garages. Three of which are for other properties and do not have power or light, the remaining garage is with this property and benefits from power, light and an additional storage area with limited head height.

Exterior

Accessed via a wooden gate to the side of the property a paved and fenced private walkway leads to a secluded garden in a tropical style with established shrubs and palms, lawn with flower borders and raised decked seating area with superb panoramic sea and headland views.

Additional Information

EPC 'C'

Council Tax Band 'A'

Services – Mains Electric, Gas and Drainage

Property Age - 2008

Tenure – Freehold on completion of sale

Directions

From our offices on Duke Street, turn left onto South Street and continue onto East Hill. At the roundabout, take the 1st exit onto King's Avenue. At the roundabout, take the 2nd exit onto Carlyon Road. At the roundabout, take the 1st exit onto Poltair Road. At the roundabout, take the 2nd exit onto Tregonissey Road. Continue along this road and at Tesco Express turn left onto Lewis Way and then right onto Keay Heights. At the end of this road, you will see an opening, with access for our coach house.

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Living Accommodation



Lounge Area



Kitchen



Principal Bedroom



En Suite



Bedroom 2 / Office

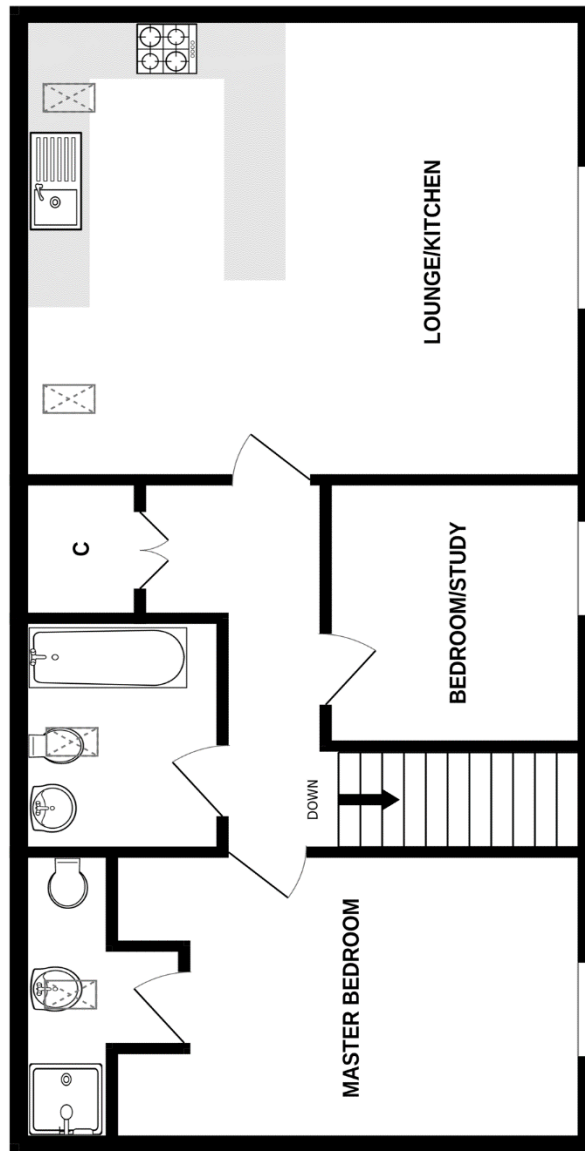


Garden

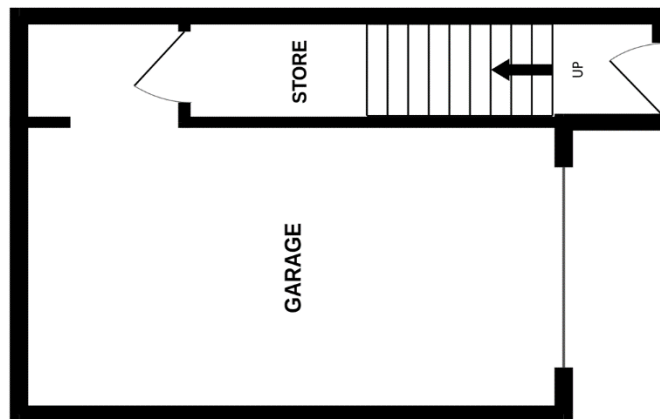


Garden

1ST FLOOR



GROUND FLOOR



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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