

Burrows ESTATE AGENTS

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Holmbush Road, St. Austell, Cornwall, PL25 3LP



£189,500

- Conveniently positioned 2 bedroom semi-detached house
- Vacant possession no ongoing chain
- 2 double bedrooms - master with balcony
- Porch, lounge diner, kitchen, bathroom
- Gas fired central heating, double glazing throughout
- Hard standing parking
- Deceptive tiered garden, with sunny aspect

A functional and well designed 2 bedroom semi-detached house in a very convenient location on Holmbush Road benefitting from vacant possession with no ongoing chain, gas fired central heating and double glazing. This property offers great living and bedroom accommodation with two double bedrooms and a generous lounge/diner.

In brief the property comprises of a porch, lounge/diner, hallway with two storage cupboards and kitchen. To the first floor are both bedrooms and bathroom. Outside the property has hard standing parking. A side passage leads round to a lovely rear garden that has been landscaped with separate seating areas and levels.

This property being a non-estate location in a convenient walking distance from supermarkets, pubs, schooling at Charlestown and Penrice, along with iconic locations such as Charlestown Harbour and Carlyon Bay beach makes it unique proposition that would ideally suit young professionals, retired couples, small families and as an investment. Early viewings to appraise internally are strongly advised.

Accommodation

Entrance	Patterned glazed door to Porch.
Porch	6' 6" x 3' 0" (1.98m x 0.91m) A good immediate reception area with a radiator. WiFi socket. Door through to lounge/diner and further accommodation.
Lounge/Diner	17' 4" x 9' 9" (5.28m x 2.97m) Large window to front. Feature fireplace. Radiator. TV and phone sockets. Door to hallway.
Hallway	Doors to two storage cupboards. Door to kitchen. Stairs to first floor with Velux over. Radiator.
Kitchen	10' 5" x 7' 7" (3.17m x 2.31m) Range of wall and base units with working surface over. Half tiled splashback surround. Space for an oven, washing machine and free standing fridge/freezer. Baxi boiler. Window to rear and a part patterned glazed door to rear.
Landing	Doors to all bedrooms and bathroom. Loft hatch. Drimaster.
Bedroom 1	14' 1" x 8' 7" (4.29m x 2.61m) Sliding doors to balcony overlooking rear garden. Radiator.
Bedroom 2	11' 5" x 8' 9" (3.48m x 2.66m) Windows to front. Radiator.
Bathroom	5' 5" x 5' 5" (1.65m x 1.65m) Maximum. Patterned window to front. Pedestal wash hand basin with close coupled WC. Shower over bath with a half tiled finish. Shaver socket. Radiator. Extractor fan.
Outside	To the front is immediate hardstanding parking steps lead to the front entrance. Pathway leads round to the rear garden which is a long tiered multi-levelled garden with a predominantly sunny aspect.



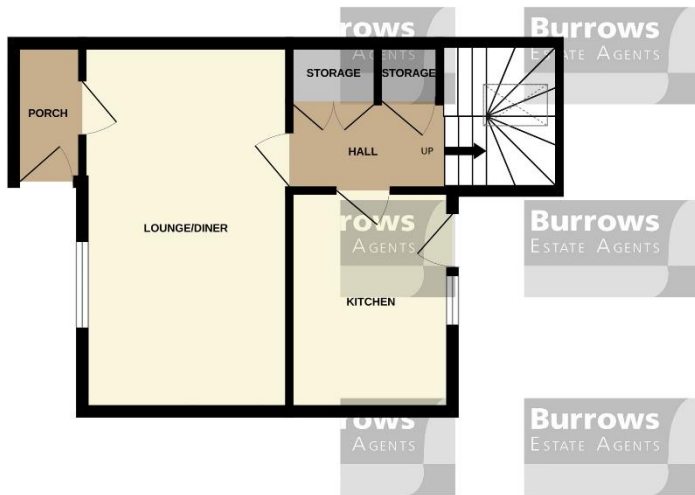
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band B correct as at August 2023

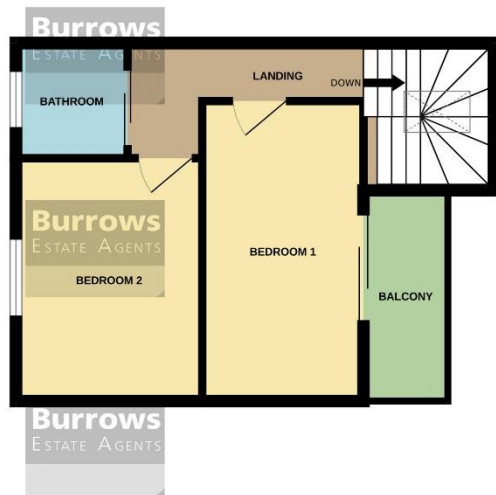
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.5 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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