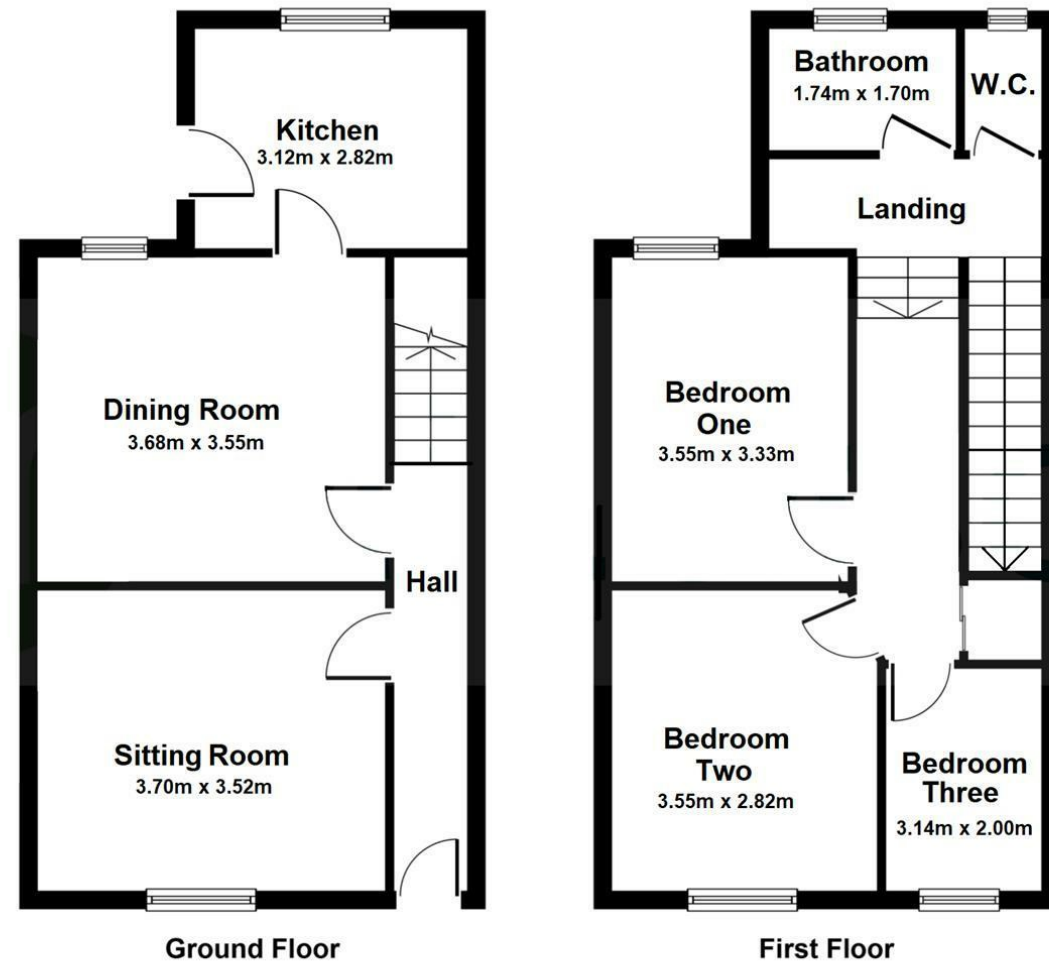


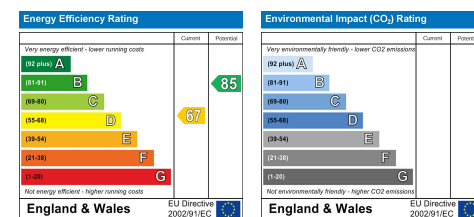
CLARENCE ROAD, ST. AUSTELL



KEY FEATURES

- END TERRACE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM & W.C.
- ENCLOSED REAR GARDEN
- ON ROAD PARKING
- QUIET LOCATION
- PERFECT FTB OR BTL
- NO CHAIN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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18 CLARENCE ROAD, ST. AUSTELL, PL25 5NJ

THREE BEDROOM END TERRACE SOLD WITH NO CHAIN

This spacious three bedroom end terrace house is situated in a convenient location, within walking distance of the centre of St Austell. Well presented and featuring many characterful details, the accommodation includes; sitting room, dining room, kitchen, three bedrooms, bathroom and a w.c. There is an enclosed, south west facing rear garden. Sold with no chain.

EPC - D. Freehold. Council Tax - B.

GUIDE PRICE £199,950

THE PROPERTY

18 Clarence Road is a three bedroom end terrace house situated in a convenient location within St Austell. Well presented, and larger than first apparent, in all, the accommodation includes; entrance hall, sitting room, dining room and kitchen to the ground floor with three bedrooms, a bathroom and a w.c. to the first floor. There is an enclosed rear garden, laid to both patio and lawn that enjoys the sunny aspect throughout the day. The dwelling is double glazed and mains gas centrally heated. The perfect first time purchase, family home or buy to let investment. Sold with no chain, viewing is highly recommended.

ST AUSTELL

Within walking distance to St Austell town centre which offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles to the west.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALLWAY

With charming original tiled flooring. Radiator. Stairs rising to first floor and doors into;

SITTING ROOM

12'1" x 11'6" (3.70m x 3.52m)
Window to front. Radiator. Fireplace (temporarily boarded up).

DINING ROOM

12'0" x 11'7" (3.68m x 3.55m)
Window to rear. Radiator. Door into under stairs storage cupboard. Feature fireplace - not operational.

KITCHEN

10'2" x 9'3" (3.12m x 2.82m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Space for cooker and fridge/freezer and plumbing for washing machine. Window overlooking rear garden and door to patio.

FIRST FLOOR

LANDING

With two very useful storage cupboards, one housing the gas boiler. There is also an air ventilation unit installed. Doors into;

BEDROOM

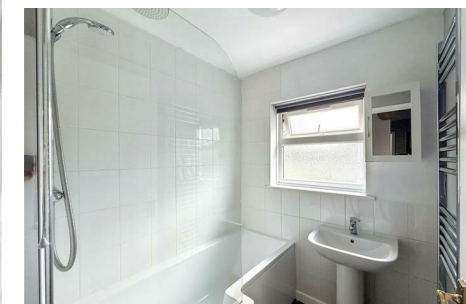
11'7" x 10'11" (3.55m x 3.33m)
Window to front. Radiator. Original feature fireplace.

BEDROOM

11'7" x 9'3" (3.55m x 2.82m)
Window to rear. Radiator. Original feature fireplace.

BEDROOM

10'3" x 6'6" (3.14m x 2.00m)
Window to front. Radiator.



BATHROOM

5'8" x 5'6" (1.74m x 1.70m)
Comprising bath with shower over and pedestal hand wash basin. Obscured window to rear, extractor fan and heated towel rail.

W.C.

5'8" x 2'8" (1.74m x 0.82m)
Low level w.c. and obscured window to rear.

OUTSIDE

There is a small courtyard to the front of the property; whilst the rear garden is laid to a combination of patio and lawn enjoying the sunny aspect throughout the day. There is also pedestrian side access with a gate and therefore the back garden is enclosed and perfect for children and pets.

SERVICES

Mains water, electric, drainage and gas.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

From Truro proceed in an easterly direction along the A390 towards St Austell. Take the left hand turning into Truro Road and straight on at the first traffic lights. At the

next set of traffic lights, turn left and follow the road for a short distance before turning right into Grove Road. Take the first left into Clarence Road and No.18 will be found at the end of the road on the left hand side.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

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