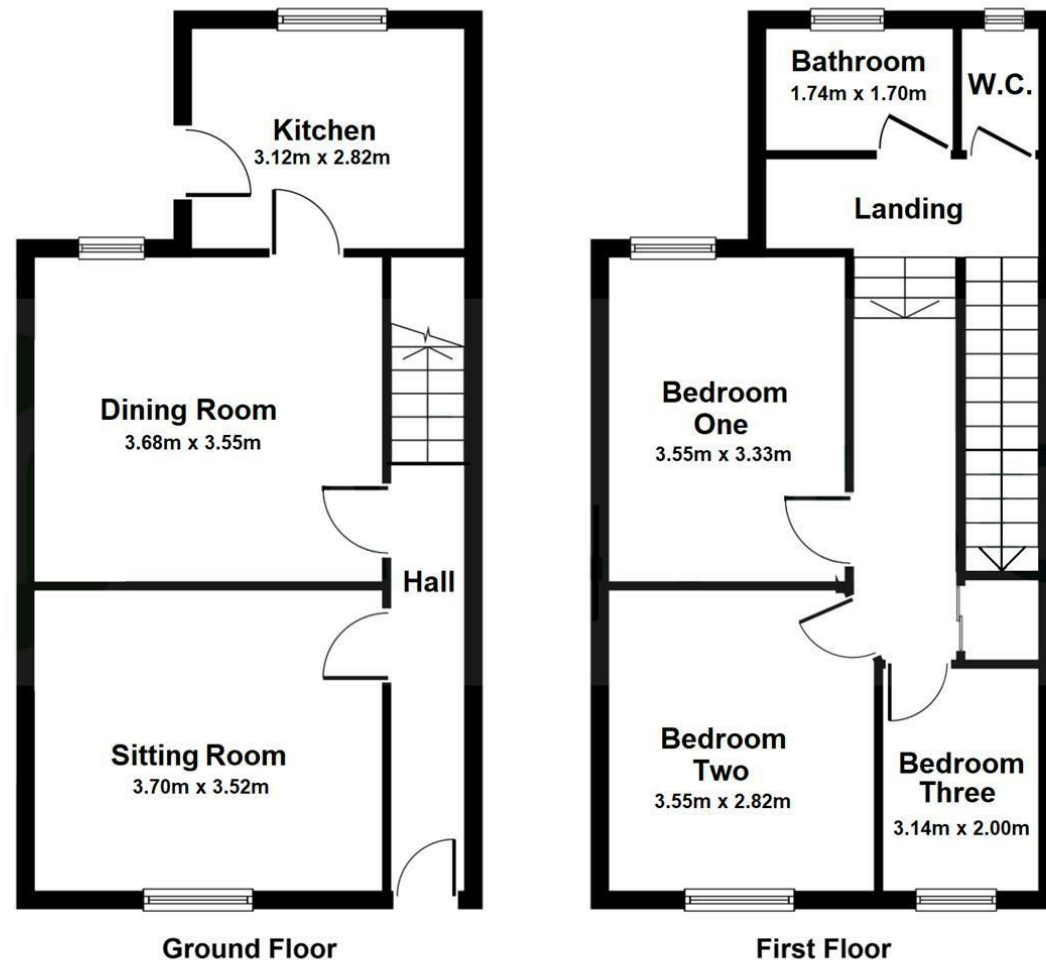


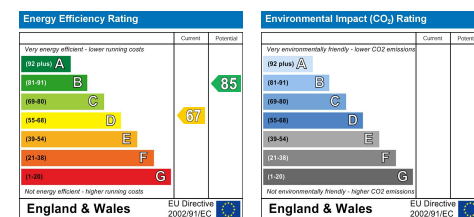
CLARENCE ROAD, ST. AUSTELL



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



CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk

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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.

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