


EPC: D

**Menear Road, St. Austell, Cornwall**

**Asking Price: £335,000**

Miller Countrywide













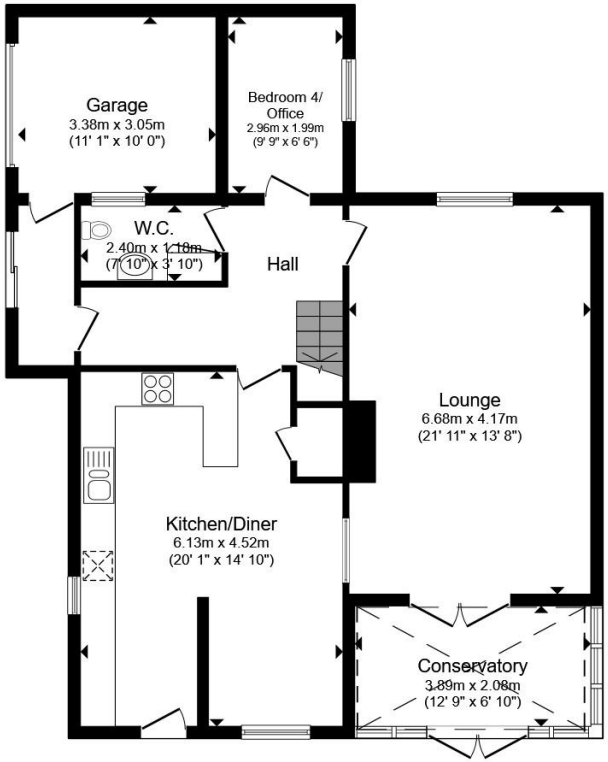
Miller Countrywide are pleased to market this well presented, substantial, four-bedroom detached family home situated towards the northeastern outskirts of St Austell, offering driveway parking for multiple vehicles, single integral garage, garden, recently redecorated and available with no onward chain.

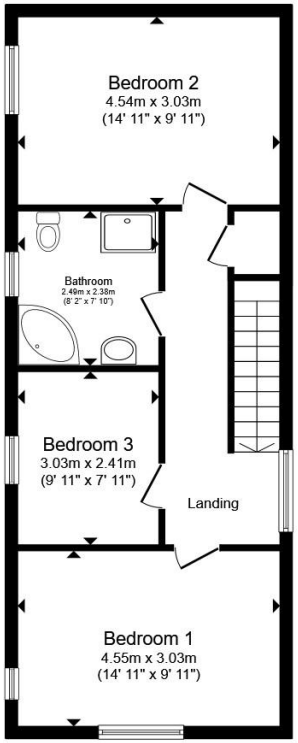
The internal ground floor accommodation comprises entrance porch with single integral garage access, hallway, cloakroom, large living room with feature fireplace, conservatory, large kitchen/diner with larder cupboard and rear garden access, and a single bedroom/office. The first floor provides landing with built-in storage/airing cupboard, two large double bedrooms with one offering beautiful distant views, one single bedroom and a family bathroom with shower cubicle.

Externally, the front provides driveway parking for multiple vehicles, access to a single integral garage, along with bushes and shrubs. There is access to the rear via the right-hand side of the property. The rear offers a low maintenance garden laid to patio. The property is complimented with gas central heating on a combi-boiler unit newly installed this year, uPVC double glazing and on mains water, electricity with fuse box newly installed this year and drainage. Council Tax Band - D. EPC - D.








## Ground Floor

## First Floor

Total floor area 155.8 m² (1,677 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Freehold**


Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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