

Bodmin Road, St. Austell, Cornwall

Asking Price: £240,000

STRATTON CREBER








XXL MEGA PACK
ARIEL
PLATINUM





Nestled within an exceptionally private and secluded setting, this attractive three-bedroom end-terrace home enjoys a unique tucked-away position surrounded by mature trees and established greenery, creating a peaceful retreat while remaining conveniently close to the amenities of St Austell. The property is located within a small residential enclave, benefiting from a highly private outlook and a tranquil woodland feel.

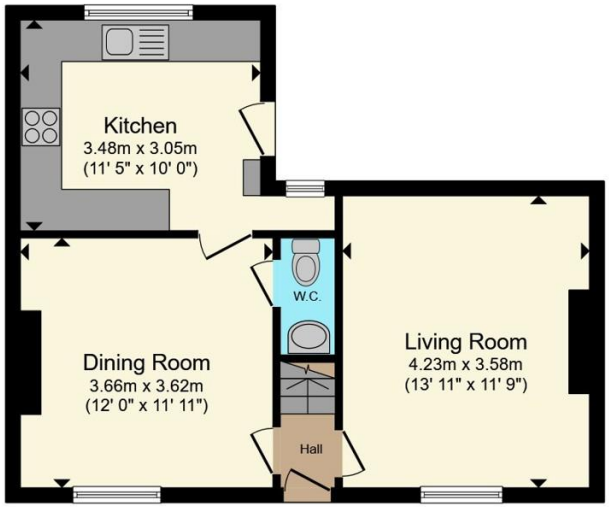
The well-presented accommodation is arranged over two floors and offers spacious and practical living for modern family life. On the ground floor, there is a welcoming living space, a well-appointed kitchen/dining area and the added convenience of a downstairs WC. Upstairs, the property features three bedrooms and a family bathroom, making it ideally suited to families, first-time buyers and those looking for a home in a quiet yet accessible location.

A particular feature of the property is the generous garden, which is enclosed by mature trees and natural greenery, providing a wonderful degree of privacy and a delightful outdoor space for relaxation and entertaining.

Further benefits include parking situated close to the entrance of the access leading







Ground Floor



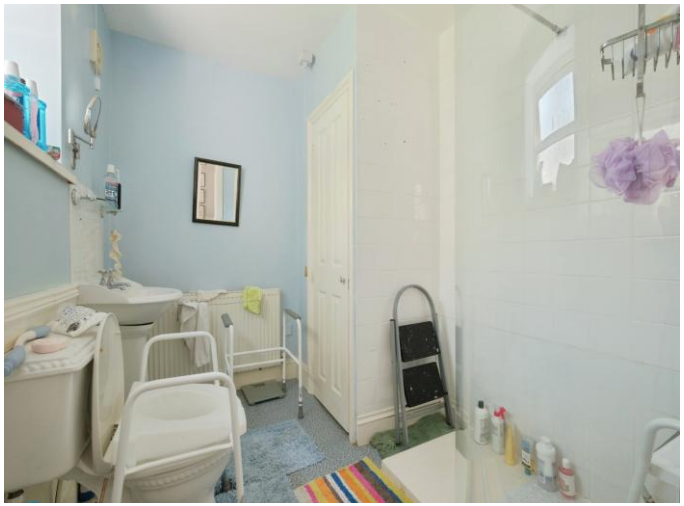
First Floor

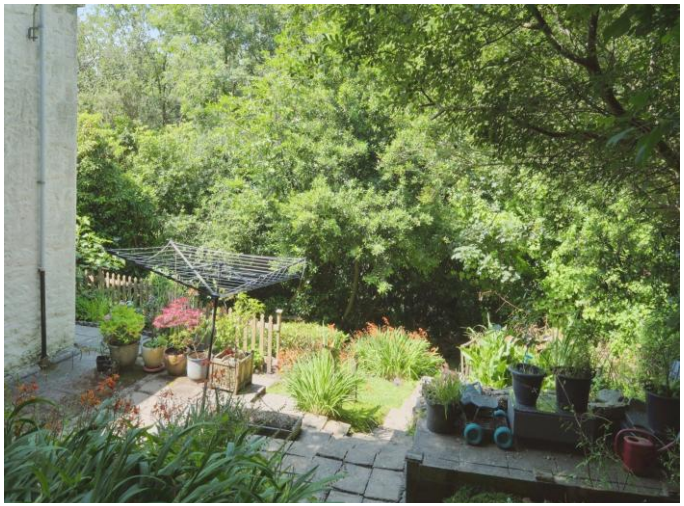
Total floor area 87.4 m² (941 sq.ft.) approx

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: **B**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01726 73254
E: staustell@strattoncreber.co.uk
47 Aylmer Square, St. Austell, Cornwall, PL25 5LJ

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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