



EPC: D

Woodland Road, St. Austell, Cornwall
Asking Price: £525,000







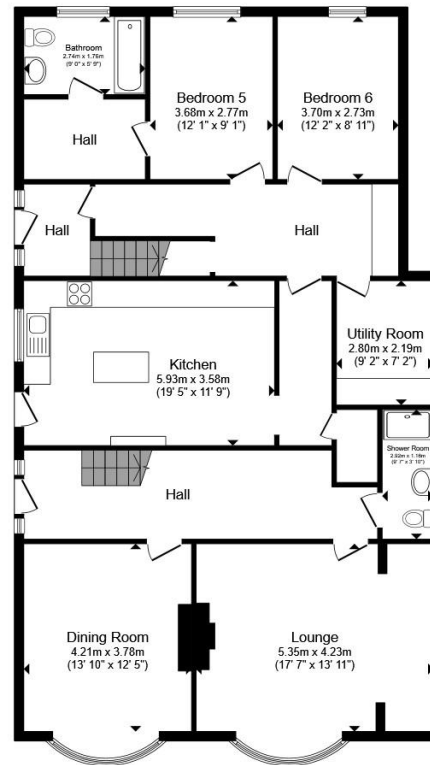


Miller Countrywide are pleased to market this substantial, extended, six bedroom, detached family home situated towards the eastern side of St Austell, offering driveway parking for multiple vehicles, rear garden, walking distance to local schools, amenities & transport links. This would be a perfect property for multi-generational occupancy or additional income.

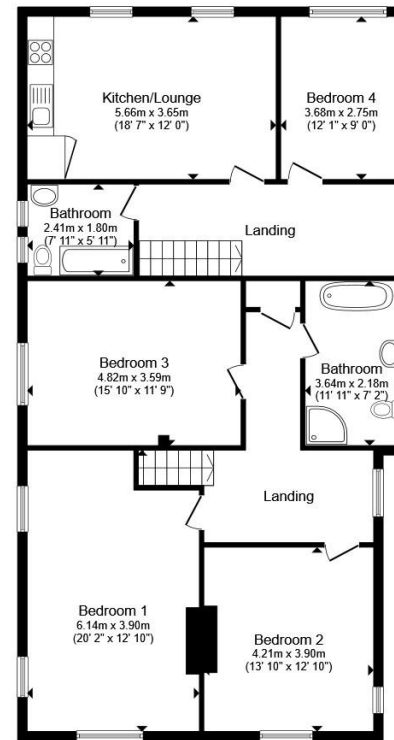
The internal accommodation comprises entrance hallway with built-in storage cupboard, living room with log burner & bay window, dining room with bay window, large kitchen with island feature, shower room and utility room. The first floor provides landing with built-in storage cupboard, three double-bedrooms and family bathroom with shower cubicle. The ground floor internal annexe accommodation comprises entrance porch, hallway, two double-bedrooms, one of which benefits from a dresser & bathroom. The first floor provides landing, open-plan lounge/kitchen, double bedroom and family bathroom.

Externally, the front offers driveway parking for multiple vehicles. Access to the rear via the left-hand side of the property. The rear offers a private, enclosed, low maintenance garden laid to patio, large summerhouse, and a variety of mature plants, bushes and shrubs. The property is complimented with gas central heating on a combi-boiler unit, uPVC double glazing and on mains water, electricity and drainage. Council Tax Band - D. Annexe Tax Band - A. EPC - BEING UPDATED.





Ground Floor



First Floor

Total floor area 277.9 m² (2,991 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





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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