



Carnjewey Way, St. Austell, Cornwall
Asking Price: £250,000









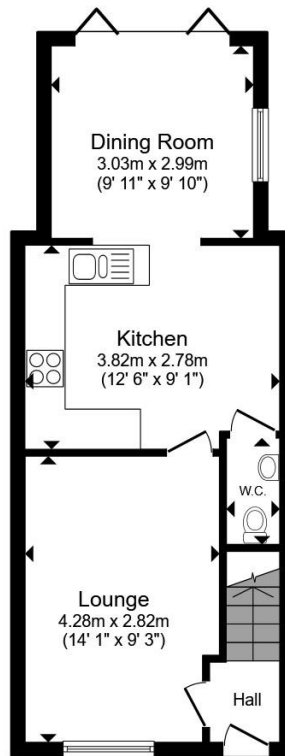
Miller Countrywide are pleased to market this immaculately presented, two double-bedroom, extended end terrace home situated within a modern development on the southern outskirts of St Austell, offering driveway parking, garden and within walking distance of the coast.

The internal accommodation comprises entrance hallway, living room, modern kitchen with built-in fridge/freezer, dining room extension completed in 2023 to building regulations with rear garden access, and cloakroom. The first floor provides landing, two double bedrooms, one of which includes a single built-in storage cupboard, and family bathroom newly fitted in 2019.

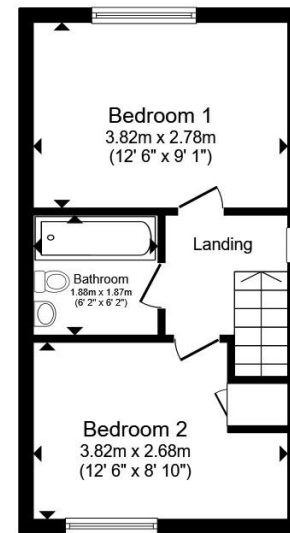
Externally, the front offers driveway parking and a small garden. The rear can be accessed via a side gate to the right-hand side of the property. The rear/side provides a well maintained, low maintenance garden laid to patio and stone chippings, along with a seating area, timber shed and variety of bushes, plants 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 - B. EPC - B. The property also benefits from full fibre broadband.

There is a yearly management fee which is approximately £159 per annum which is reviewed on a yearly basis.





Ground Floor



First Floor

Total floor area 65.6 m² (707 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: **B**

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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