

EST. 1999

C A M E L

COASTAL & COUNTRY



24 Hallane Road
St. Austell, PL25 3EL

Guide Price £255,000



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The Property

Immaculately presented throughout, this three-bedroom semi-detached home offers stylish, modern living with a versatile layout that's ready to move straight into.

The accommodation comprises a welcoming living room with double doors opening into a contemporary kitchen, fitted with an excellent range of cupboards providing plenty of storage. The modern finish continues throughout the home, including the kitchen and bathroom.

To the front, a spacious conservatory provides an additional reception area, ideal as a dining room, sitting room or family space. The former garage has been thoughtfully converted into a useful home office or playroom, offering excellent flexibility for modern lifestyles.

Outside, the enclosed rear garden has been designed for low maintenance and features a combination of decking and patio.

Located within a popular residential area of St Austell, this beautifully maintained home is perfect for families, first-time buyers or anyone looking for a property that requires little to no work.

Conservatory

15'8 x 9'7 (4.78m x 2.92m)

Entrance Hall

6'4 x 4'4 (1.93m x 1.32m)

Living Room

13'7 x 12'8 (4.14m x 3.86m)

Kitchen

15'7 x 10'4 (4.75m x 3.15m)

Landing

Bedroom One

15'4 x 8'6 (4.67m x 2.59m)

Bedroom Two

9'1 x 8'11 (2.77m x 2.72m)

Bedroom Three

6'11 x 6'7 (2.11m x 2.01m)

Bathroom

6'3 x 6'0 (1.91m x 1.83m)

Outside/Gardens

Playroom

16'0 x 7'6 (4.88m x 2.29m)

Garden Store

16'5 x 8'4 (5.00m x 2.54m)

Parking

Directions

Sat Nav: PL24 3EL

What3words: ///wove.cone.knocking

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1970s (assumed)

Construction Type: Block

Heating: Gas

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: D

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be

given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

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Road Map



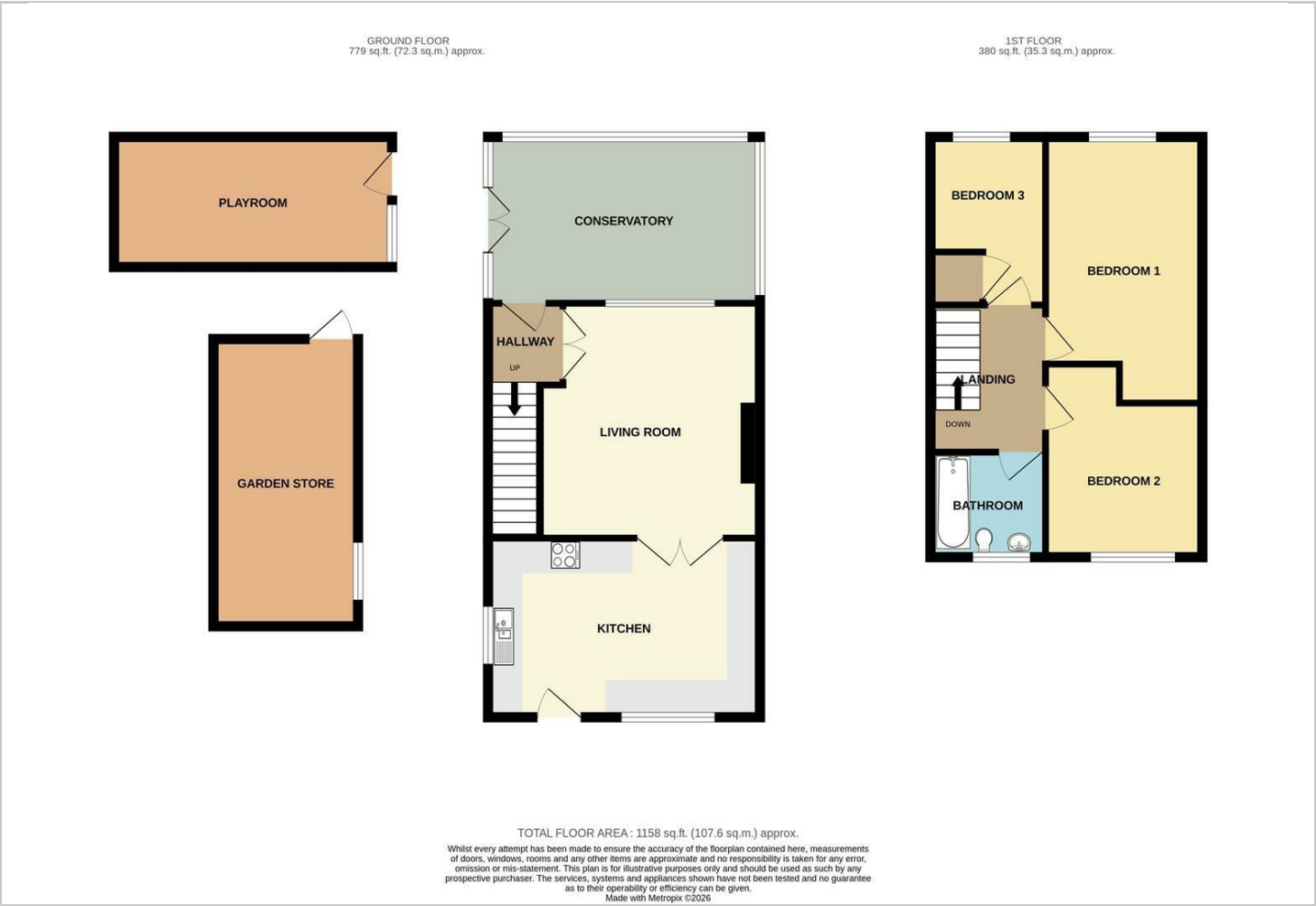
Hybrid Map



Terrain Map



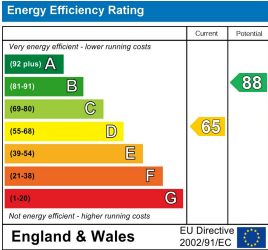
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.