

EST. 1999

CAMEL

COASTAL & COUNTRY



25 Highfield Avenue

St. Austell, PL25 4SW

£245,000



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The Property

Offered to the market with no onward chain, this immaculately presented three-bedroom semi-detached home is situated in a popular residential area of St Austell, overlooking a green to the front.

The accommodation comprises a welcoming living room, a spacious kitchen/diner, three well-proportioned bedrooms and a family bathroom. The property further benefits from gas central heating and is presented in excellent decorative order throughout, making it ready for immediate occupation.

Outside, the home enjoys enclosed gardens to both the front and rear. The rear garden provides offer a lawned aea and patio seating area, as well as benefiting from two useful block-built storage sheds. Parking is available on-street.

Hallway

17'0 x 5'11 (5.18m x 1.80m)

Living Room

18'0 x 11'2 (5.49m x 3.40m)

Kitchen/Diner

13'11 x 11'7 (4.24m x 3.53m)

Landing

Bedroom

11'8 x 11'7 (3.56m x 3.53m)

Bedroom

12'2 x 9'10 (3.71m x 3.00m)

Bedroom

9'0 x 7'11 (2.74m x 2.41m)

Bathroom

5'10 x 5'5 (1.78m x 1.65m)

Gardens

There are gardens to both the front and rear of the property. The front are laid to lawn and the rear are divided into a patio seating area and a lawned childs play area.

Storage Shed

8'7 x 6'0 (2.62m x 1.83m)

Storage Shed

5'10 x 5'8 (1.78m x 1.73m)

Gardens

Parking

The parking for the property is not allocated but there is ample on-street parking close by.

Directions

Sat Nav: PL25 4SW

What3words: ///showcases.modest.stews

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

Property Information

Age of Construction: 1950/60s

Construction Type: Block

Heating: Gas

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: C

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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



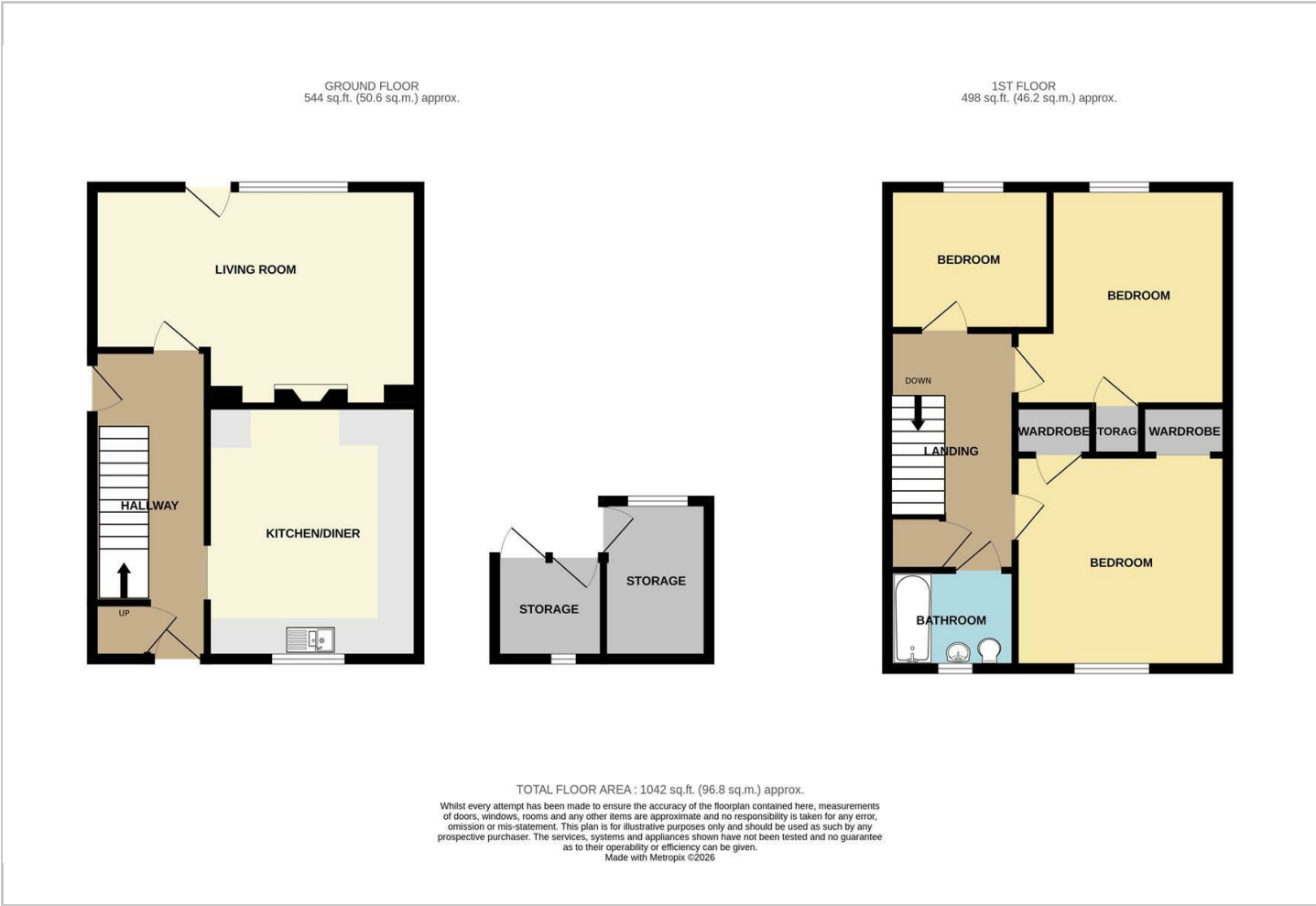
Hybrid Map



Terrain Map



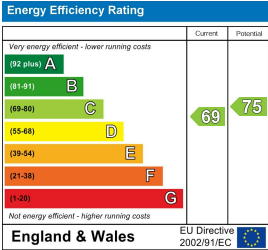
Floor Plan



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.