

EST. 1999

C A M E L

COASTAL & COUNTRY



11 Lovering Road

Carclaze, St. Austell, PL25 3QH

Guide Price £265,000



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The Property

Located within a quiet cul-de-sac on the outskirts of St Austell, this three-bedroom family home has been extended with a conservatory to the rear and features a home office in the garden.

Currently available with no onward chain, this modern home offers light and spacious accommodation comprising an entrance hall with downstairs W.C., a dining room that leads to the well-fitted kitchen, and a living room. Off the living room is the conservatory, which opens out into the enclosed, low-maintenance gardens.

The first floor offers two double bedrooms and a family bathroom, while the second floor is home to the master bedroom, complete with en-suite shower room and dressing area.

The property enjoys views across the cul-de-sac and out to the coast, with sea views from both the first and second floors. To the rear, the enclosed garden features a converted former carport, now a garden office—perfect for those working from home. This space could also serve as a home gym, studio, or treatment room for anyone looking to run a small business from home.

Entrance Hall

W.C.

Kitchen

9'6 x 6'6 (2.90m x 1.98m)

Dining Room

9'8 x 7'7 (2.95m x 2.31m)

Living Room

13'3 x 10'11 (4.04m x 3.33m)

Conservatory

12'1 x 9'6 (3.68m x 2.90m)

First Floor Landing

Bedroom Two

13'4 x 7'7 (4.06m x 2.31m)
plus 6'9 x 4'11

Bedroom Three

13'3 x 8'11 (4.04m x 2.72m)

Bathroom

6'9 x 6'6 (2.06m x 1.98m)

2nd Floor Landing

Master Bedroom

12'5 x 9'10 (3.78m x 3.00m)
plus dressing area 6'1 x 5'8

En-Suite Shower Room

Gardens

To the rear of the property you will find enclosed gardens. They are low maintenance gardens with artificial lawn. There is also a gate leading to the parking area and access into the home office.

Outside Office

14'2 x 8'5 (4.32m x 2.57m)

Parking

Parking can found to the side of the property in front of the home office. This was previously a carport.

Directions

Sat Nav: PL25 3QH

What3words: ///closes.departure.yappy

For further information please contact camel Coastal & Country.

Property Information

Age of Construction: 2007

Construction Type: Block/Timber (assumed)

Heating: Mains Gas Central Heating

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: C74

Tenure: Freehold

Site Management Charges: TBC

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

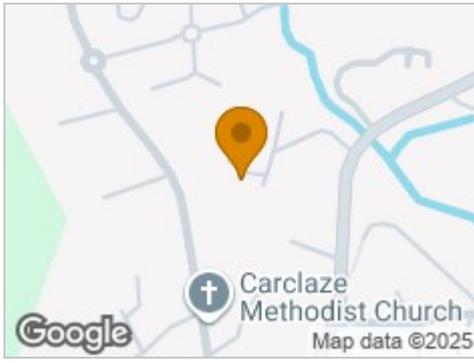
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property 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



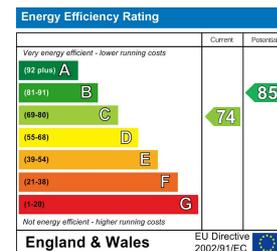
Floor Plan



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



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