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C A M E L

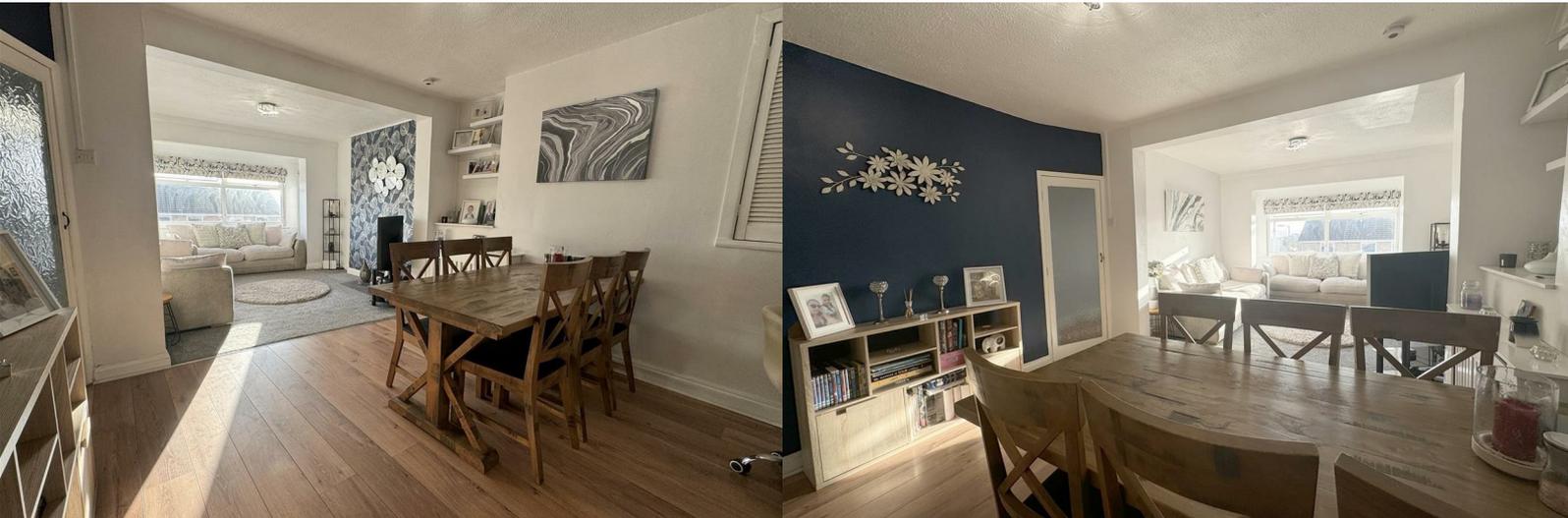
COASTAL & COUNTRY



59 Phernyssick Road

St. Austell, PL25 3TU

Guide Price £230,000



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The Property

This well-presented period home is situated in the Carclaze area of St Austell, offering spacious living accommodation. The ground floor features a semi-open-plan living and dining room, leading into a bright kitchen/breakfast room. Off the breakfast area, there is a rear porch and a W.C. Upstairs, the first floor comprises three bedrooms off the landing and a modern bathroom.

Lovingly maintained by the current owners, this home is ideal for first-time buyers, those looking to take the next step on the property ladder, or investors seeking a buy-to-let opportunity. While the house itself is move-in ready, the garden and workshop offer potential for customization, including the possibility of creating an outdoor office.

Carclaze is a small suburb on the northern side of St Austell, offering local shops, a supermarket, and a school. Additional supermarkets can be found in Holmbush, and St Austell town centre is just a short drive away. Beautiful beaches at Carlyon Bay, Charlestown, and Porthpean are also within easy reach.

Entrance Porch

3'10 x 3'8 (1.17m x 1.12m)

Entrance Hallway

9'4 x 3'8 (2.84m x 1.12m)

Living room/Diner

25'10 x 13'1 (7.87m x 3.99m)

Kitchen

8'10 x 11'9 (2.69m x 3.58m)
narrowing to 7'11

Utility Room

7'11 x 5'10 (2.41m x 1.78m)

Rear Porch

7'10 x 6'10 (2.39m x 2.08m)

W.C

5'10 x 3'0 (1.78m x 0.91m)

Landing

10'10 x 5'7 (3.30m x 1.70m)

Bedroom

10'11 x 10'5 (3.33m x 3.18m)

Bedroom

10'10 x 9'11 (3.30m x 3.02m)

Bedroom

10'5 x 5'7 (3.18m x 1.70m)
Narrowing to 7'7

Bathroom

9'1 x 7'8 (2.77m x 2.34m)

Garage

23'3 x 10'1 (7.09m x 3.07m)
A large garage with access to the workshop.

Workshop/Gym

23'3 x 8'3 (7.09m x 2.51m)
Set off the side of the garage with an adjoining arch is the workshop. Currently used as a small gym.

Gardens

The gardens are set to the rear of the property. There are steps up from the courtyard, and just to the side of the garage is a path that leads to the large, lawned gardens.

Court Yard

As you exit the rear porch, you will find the private court yard that is perfect for sitting out and enjoying a morning coffee. It would also make a great area for drying laundry.

Parking

There is parking for one/two cars on the gated driveway, to the rear of the property.

The driveway is a shared driveway with one adjoining neighbour.

Tel: 01872 571454

Directions

Sat Nav: PL25 3TU

What3words:

For further information please contact Camel Coastal & Country. 01872 571454 or 07485 947606

Property Information

Age of Construction: 1920

Construction Type: Stone

Heating: Mains Gas Central Heating

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: C70

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

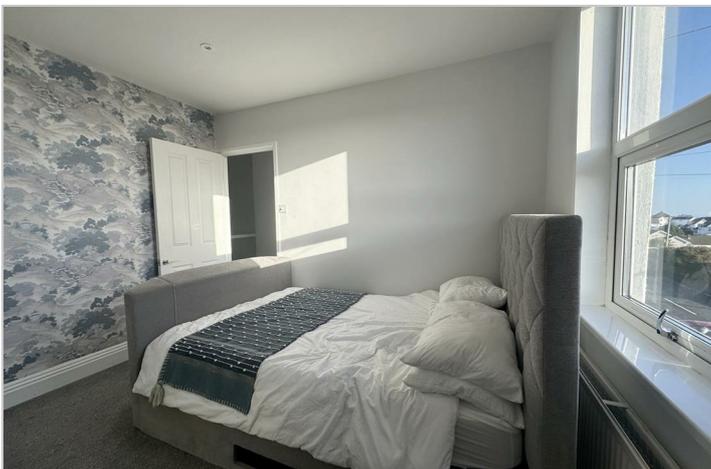
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

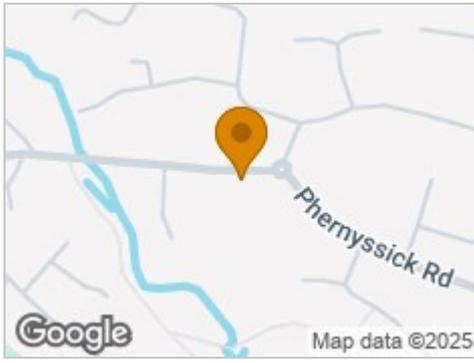
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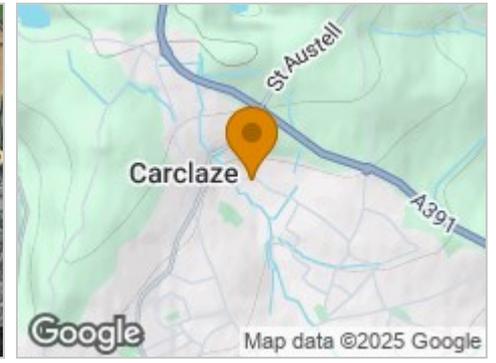
Road Map



Hybrid Map



Terrain Map



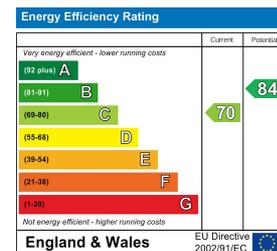
Floor Plan



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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