



7 Eton Road

7 Eton Road, St. Austell, Cornwall PL25 3UH



Charlestown 2 miles Town centre 1.5 miles
Carlyon Bay 2 miles

Detached house in a popular residential area for updating and remodelling

- Detached House
- For Remodernisation
- 2 Reception Rooms
- 5 Bedrooms (1 en-suite)
- Kitchen
- Family Bathroom
- Garage - now Store
- Good Rear Garden

Guide Price £225,000

SITUATION

The property is situated in a cul-de-sac position within an established residential area to the North East of the town centre. The historic market town of St Austell and is within a short distance of the South Coast. It is one of Cornwall's biggest towns and has been for centuries an important mining town. Today, the town offers a wide range of shopping, educational and recreational facilities with a good number of primary and secondary schools. There is a mainline railway station running from Penzance to London Paddington. The picturesque harbour of Charlestown offers a vibrant atmosphere with a variety of bars and restaurants and there are often old sailing ships. The Cathedral City of Truro is 15 to the south west.

THE PROPERTY

Set in a popular residential district, the property is a detached house with an asymmetric roofline offering an opportunity for updating and remodelling.

Arranged over two levels, the main Sitting Room is on the first floor from where far reaching views are enjoyed to St Austell Bay in the distance. Also, on this upper floor is a master Bedroom with small En-Suite and a 5th Bedroom/Study.

On the ground floor is a Dining Room, Kitchen, 3 Bedrooms and a Bathroom with coloured suite. Accessed from the Reception Hall is an integral former Garage that has been divided into storage space that be accessed from the Reception Hall.

OUTSIDE

There is ample parking to the front and side. To the front is a lawn garden plus a larger rear garden, again laid to lawn with sun terrace. There is a lean-to structure which is accessed directly from the kitchen and a timber shed in the rear garden.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Proceed to the Sandy Hill area past Aldi and turn left into Menear Road. After a short distance turn left into Bownder Vean, continuing into Franklyn Close. At the junction, turn right and then turn right onto Roslyn Close. After a short distance and on a sharp left hand corner, turn right into Eton Road and the property will be evident on the left with a For Sale Board.

SERVICES

Mains water, electricity and drainage. Partial gas central heating. Double glazed.

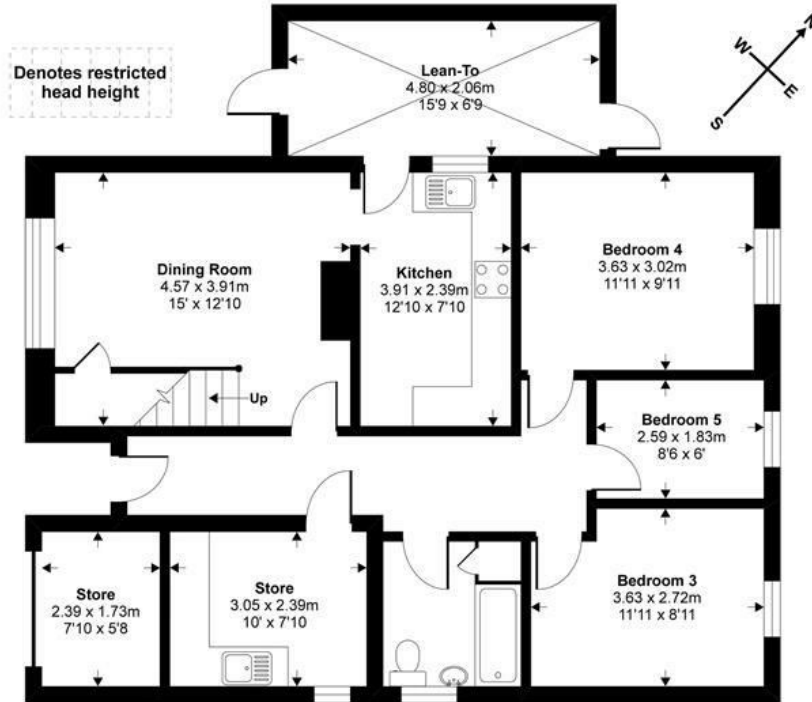


Approximate Area = 1527 sq ft / 142 sq m
 Limited Use Area(s) = 35 sq ft / 3.3 sq m
 Store(s) = 152 sq ft / 14 sq m
 Total = 1714 sq ft / 159.2 sq m

For identification only - Not to scale



First Floor



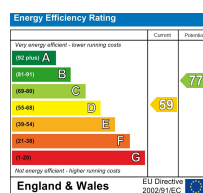
Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 669404.

These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



01872 264488
 truro@stags.co.uk

stags.co.uk