



**St. Austell Way, Churchward**  
**Guide Price £225,000**

\*\*\* Offered to the market with NO ONWARD CHAIN! \*\*\* This delightful first-time/investment END OF

NEXT VIEWING AVAILABILITY - WEEK  
COMMENCING: MONDAY 17TH JULY  
2023 \*\*\* ENVIABLE POSITION WITH  
PLEASANT FRONT ASPECT VIEWS \*\*\*

Offered to the market with NO  
ONWARD CHAIN! \*\*\* This delightful  
first-time/investment END OF  
TERRACE property boasts: 2 DOUBLE  
BEDROOMS + EN-SUITE FACILITY TO  
THE MAIN BEDROOM. This property  
was originally built in C.2002. It is  
conveniently located close by to  
amenities including the Designer  
Outlet Village and the Steam Railway  
Museum as well as being within close  
proximity / a short walk to both the  
Town Centre and the railway station.  
Attributes include: double glazing, gas  
radiator central heating, driveway  
parking + SINGLE GARAGE. The living  
accommodation briefly comprises:  
entrance hall, cloakroom/W.C., living  
room and kitchen/dining room. To the  
first floor there are two bedrooms, en-  
suite facility to the main bedroom plus  
bathroom. Externally there is a fully  
enclosed and good size rear garden,  
driveway parking and single garage.

Tenure: Freehold

TERRACE property boasts: 2 DOUBLE BEDROOMS + EN-SUITE FACILITY TO THE MAIN BEDROOM.

This property was originally built in C.2002. | Freehold **SOLD**



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL AREA: APPROX. 56.7 SQ. METRES (631.9 SQ. FEET)

All figures based on the dimensions provided and are based on current site plans and drawings for the properties advertised only. These plans are intended to give a general indication of the proposed house only. All figures are approximate and are not intended to form part of any contract or warranty. [View ground floor plan](#)



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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   |                         | <b>91</b> |
|   | <b>71</b>               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only  
**MILES BYRON Real Estate**  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: [richard@milesbyron.com](mailto:richard@milesbyron.com) Website: [www.milesbyron.com](http://www.milesbyron.com)