



**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  
Parking options: Off Street  
Garden details: Private Garden

TERRACE property boasts: 2 DOUBLE BEDROOMS + EN-SUITE FACILITY TO THE MAIN BEDROOM. This property was originally built in C.2002. | Freehold **SOLD**





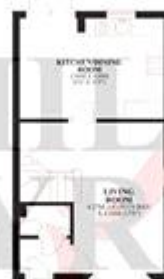
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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 are for information purposes only and are based on current planning and building regulations. All figures are approximate and do not include the area of any external spaces. Plans produced using Plot 2.

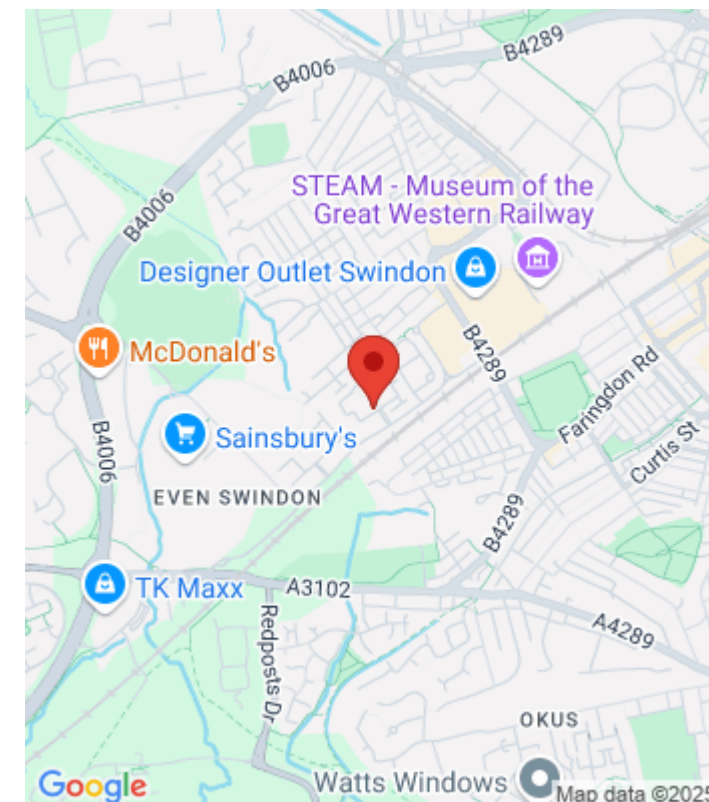
**GROUND FLOOR**  
APPROX. 254.92 METRES (839.00 FEET)



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**FIRST FLOOR**  
APPROX. 34.3 SQ. METRES (369.1 SQ. FEET)



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>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  
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