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CAMEL

COASTAL & COUNTRY

37 Shelley Road

St. Austell, PL25 3JG

Guide Price £209,950

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The Property
Located in the ever-popular Holmbush area of St Austell, within easy reach of shops, schools, transport links and the historic harbour village of Charlestown, this three-bedroom semi-detached home offers well-balanced accommodation ideal for a range of buyers.

The property comprises a comfortable living room, kitchen, three bedrooms and a family bathroom — perfectly suited to those looking to move up or down the housing ladder, as well as investors seeking a solid addition to their portfolio.

Externally, the home benefits from both front and rear gardens, driveway parking and a garage, providing practical and versatile outdoor space.

Shelley Road's close proximity to everyday amenities makes it a highly convenient and desirable location, with Charlestown just moments away. Renowned for its selection of pubs, bars, coffee shops and restaurants — along with its picturesque harbour, beaches and stunning coastal walks — this is a lifestyle location as much as a home.

Entrance Porch
5'10 x 3'4 (1.78m x 1.02m)

Entrance Hall
9'3 x 5'10 (2.82m x 1.78m)

Living Room
23'10 x 10'1 (7.26m x 3.07m)
narrowing to 8'2

Kitchen
11'4 x 7'9 (3.45m x 2.36m)

Landing
10'7 x 5'10 (3.23m x 1.78m)

Bedroom One
12'8 x 11'4 (3.86m x 3.45m)

Bedroom Two
10'11 x 9'1 (3.33m x 2.77m)

Bedroom Three
6'9 x 6'1 (2.06m x 1.85m)

Bathroom
6'11 x 5'3 (2.11m x 1.60m)

Gardens
To the front you have a mall low maintenance garden with artificial lawn. From here there is a path that leads to th erear where you have the paved gardens. There is access from here into the garage, to the driveway and to the living room via the French doors.

Parking

Garage
17'5 x 8'5 (5.31m x 2.57m)

Directions
Sat Nav: PL25 3JG
What3words: ///widest.bathtubs.crest

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

Property Information

Age of Construction: 1970 (Assumed)
Construction Type: timber and Block
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: B
EPC: E46
Tenure: Freehold

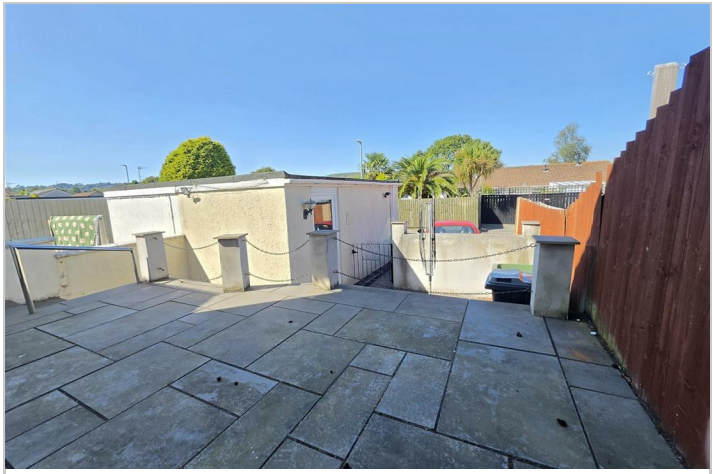
Agents Notes

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.

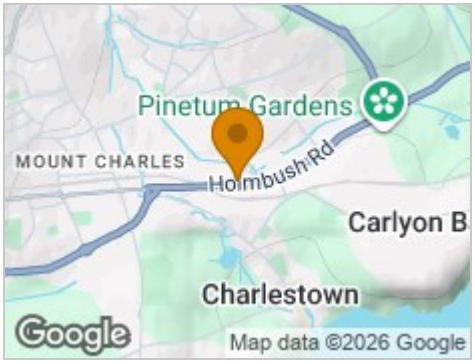
DATA PROTECTION ACT 2018
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



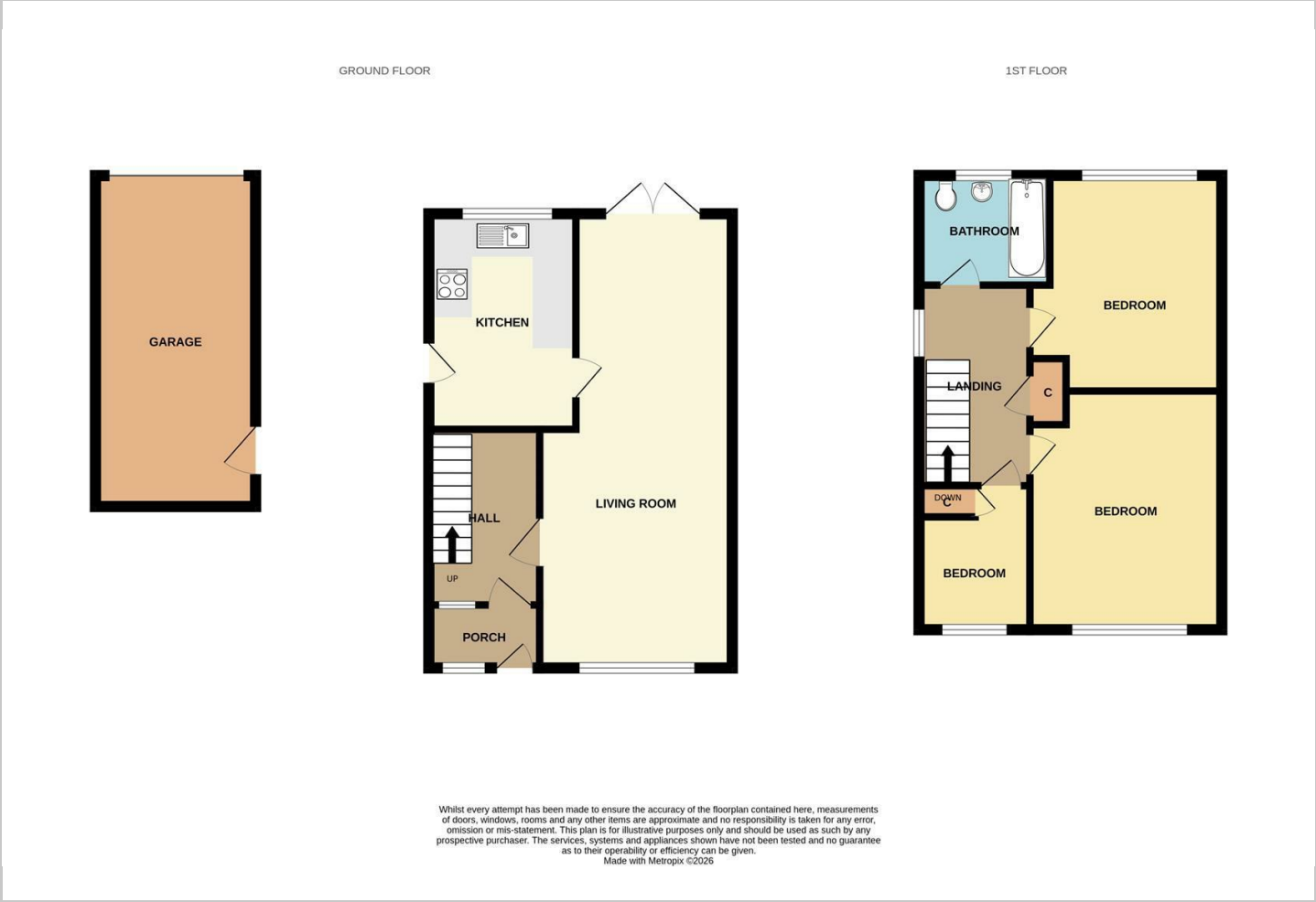
Road Map

Hybrid Map

Terrain Map



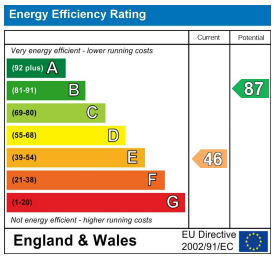
Floor Plan



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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