



**14 Lewis Way**



## 14 Lewis Way

St. Austell  
Cornwall  
PL25 4JY

3 Bedrooms  
1 Reception Rooms  
3 Bathrooms  
91 Sq. Metres

**Guide Price £275,000**



# The Property

**Well presented 3 bedroom semi-detached home with a private garden, large sitting room and kitchen, a study and a garage part converted into an office/spare room.**

This attractive home on the outskirts of St. Austell offers views of the Bay and Gribbin Head from the front elevation. Offered chain free and being well maintained, having been recently re-decorated, the house is in move in-condition and available quickly.

The accommodation comprises of a good sized 'eat-in' kitchen with a range of base and wall mounted cabinetry. There is an inset gas hob with extractor over, a built in double oven, and a stainless steel sink with drainer below a front facing window. There is space for a dishwasher and washing machine and a free standing fridge/freezer. The kitchen offers space for a breakfast table and chairs and the room is dual aspect with a window to the front and French doors leading out to the rear garden.

To the opposite side of the house is a nicely proportioned sitting room with its own French

doors leading to the garden. At the front of the house is a study and there is also a cloakroom on the ground floor.

Upstairs there are three good sized bedrooms and a family bathroom. The master bedroom has an en-suite shower room, and all three rooms are sufficiently large enough for double beds. The second bedroom offers distant sea views. Outside, to the side of the house is a single driveway leading to a garage which has been converted to create a work from home office.

The rear garden is walled for privacy and security and has a decked area to the rear which is a real sun-trap. The garden is secure for pets and is low maintenance.

Combining this property's location, views and chain free status, it is anticipated to appeal to a good number of people and appointments to appraise internally are most strongly advised.













# Surrounding Area

The property is within walking distance of Cornwall College St Austell, Poltair School and Carclaze Primary School. There is a convenient Tesco Express at the end of the road. St Austell's main town centre and railway station being approximately half a mile away.

St. Austell has a wide range of facilities including numerous shops, supermarkets and a leisure centre plus a mainline railway station to London Paddington.

Just beyond St. Austell is Charlestown (pictured) on the south coast, a picturesque and historic harbour village, whose authenticity is often used as a location for films and television.

The attractive coastal town of Fowey, 12 miles distant has a range of shops, restaurants and bars and excellent sailing facilities.

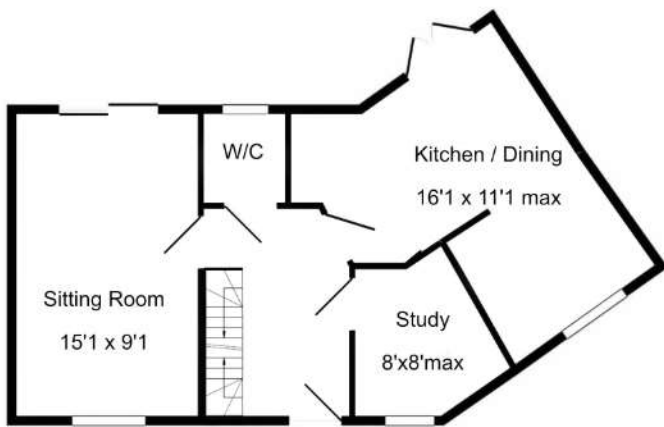
Within 20-25 minutes drive is the city of Truro, and the surfing beaches of the north coast, the beautiful Roseland Peninsula including St. Mawes and Mevagissey.

The popular tourist destination of the Eden Project is less than 5 miles away.

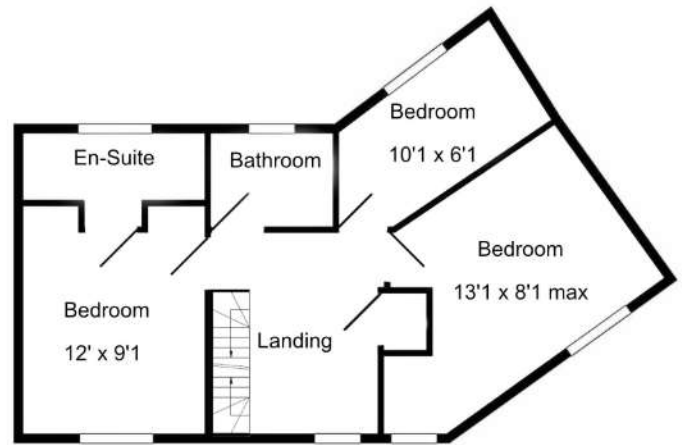
## DIRECTIONS

Coming from the Fowey direction, travelling along Holmbush Road turn right onto the A391 and follow this road. At the third roundabout take the first exit onto Carclaze Road. Continue on this road and continue straight over at the crossroads onto Tregonissey Road, then take the second right onto Lewis Way, the property will be found towards the top of the hill on the right hand side.





GROUND FLOOR



1ST FLOOR

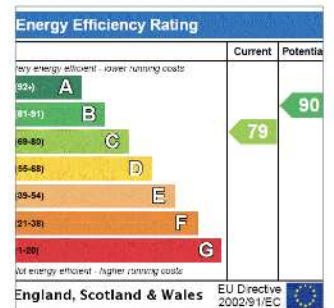
**Additional Information**

Services: Mains Water & Drainage. Gas Central Heating

Council Tax: Band C

Tenure: Freehold

Local Authority: Cornwall Council



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 Humberts and their clients give notice that: Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.

Phone :+44 1872 278288  
 Email : [truro@humberts.com](mailto:truro@humberts.com)  
[www.humberts.com](http://www.humberts.com)  
 67 Lemon Street  
 Truro  
 TR1 2NS

