



**Holmbush Road
St Austell
Cornwall
PL25 3LP**

Offers in Excess of £200,000

bettermove

Holmbush Road

St Austell

Bettermove are proud to present this 2 bedroom semi-detached house in St Austell.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

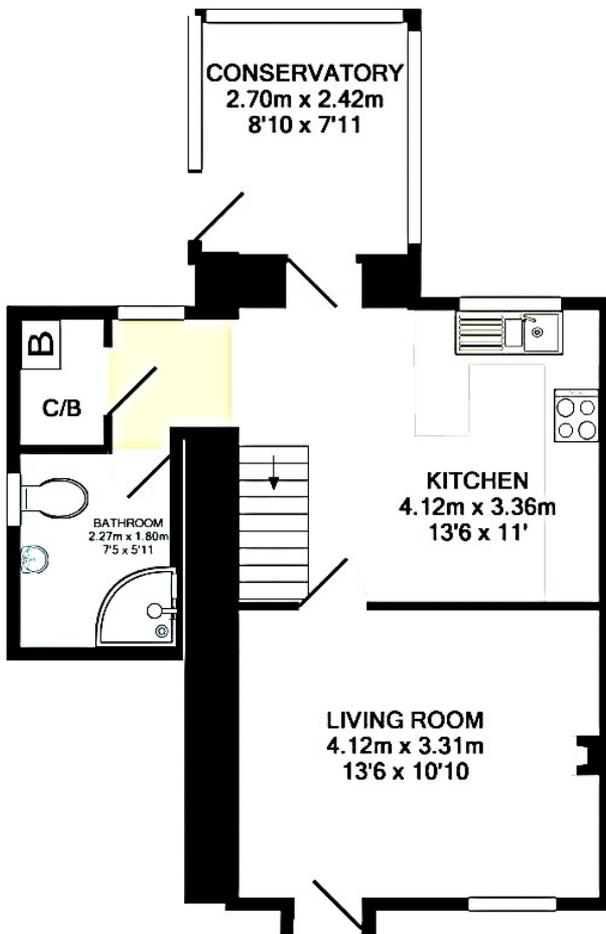
The council tax band is A.

The interior of this well presented property comprises a spacious living room, fitted kitchen, conservatory, and shower room on the ground floor. The first floor consists of two double bedrooms. Outside, the property boasts outbuildings, and a private rear garden, perfect for enjoying the summer months.

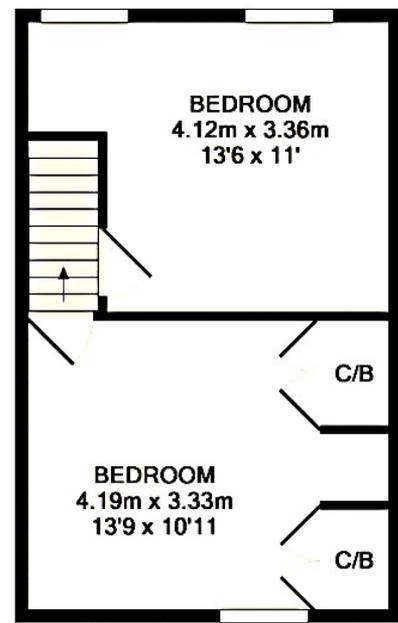
Located in the popular coastal town of St Austell, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to the seafront. Excellent transport connections can be found from St Austell Train Station, a variety of local bus routes, and quick access to the A390.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk