



EDGCUMBE GREEN, ST AUSTELL

PRICE £270,000



DRIVEWAY PARKING, A GARAGE, AND GARDENS, PLUS RECENT UPGRADES TO THE BOILER, WINDOWS, AND GARAGE DOOR. DON'T MISS THIS OPPORTUNITY-BOOK A VIEWING TODAY!



Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



FOR SALE - CHAIN FREE! THIS THREE-BEDROOM DETACHED BUNGALOW IN WEST ST AUSTELL OFFERS



The Property

For Sale – Chain Free

Situated within a popular residential development on the western outskirts of St Austell, this three-bedroom detached bungalow presents an exciting modernisation opportunity. Offering driveway parking for two vehicles, a single detached garage, and a garden, the property delivers ample space for comfortable living. Inside, the accommodation includes an entrance porch, hallway with storage, living room with feature fireplace, kitchen/dining room, two double bedrooms, one single bedroom, and a family bathroom. Externally, the front garden is laid to lawn with access to the rear via both sides. The enclosed rear garden features lawned areas, steps leading to the lower section, and a small patio slabbed area, ideal for outdoor relaxation. Additional benefits include gas central heating, uPVC double glazing, and mains water, electricity, and drainage. The boiler, windows, and electric garage door have all been updated.

An excellent opportunity to create your ideal home-book a viewing today!

Liddicoat [≗] Company

Room Descriptions

Entrance Porch

With half glazed Upvc panelled door, window to the front, RCD unit, full glazed door to the hall.

Entrance hall

With airing cupboard housing a hot water tank.

Kitchen / Dining Room

4.67m x 3.38m (15' 4" x 11' 1") With two windows to the rear, wall mounted Logic gas fired central heating boiler, full glazed door to the side, A range of base units, sink unit, space and plumbing for washing machine, peninsular unit, space for cooker, tiled splashback.

Living Room

4.34m x 3.4m (14' 3" Window to the front, open fireplace with ra hearth.

Bedroom 1

4.24m x 3.63m (13' 1 Window to the front.

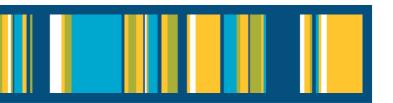
Bedroom 2

3.63m x 2.64m (11' 1 Window to the rear.

Bedroom 3

3.35m x 2m (11' 0" x Window to the front.

www.moveincornwall.co.uk



	Bathroom
x 11' 2")	2.03m x 1.68m (6' 8" x 5' 6") With
pointed brick	half tiled walls, window to the rear,
aised Slate	panelled bath with shower mixer
	attachment, wash hand basin, low
	level W.C., shaver socket.
.1" x 11' 11")	Outside
	Garage 5.33m x 2.62m
	Outside
.1" x 8' 8")	To the front and right hand side of
	the property is a gently sloping
	lawn garden and to the left hand
	side a tarmac driveway with a
6' 7")	detached garage. The rear garden
	is sheltered and private with lawn
	and mature bushes and shrubs.
	This lawn area slopes down quite
	steeply to a level area.

