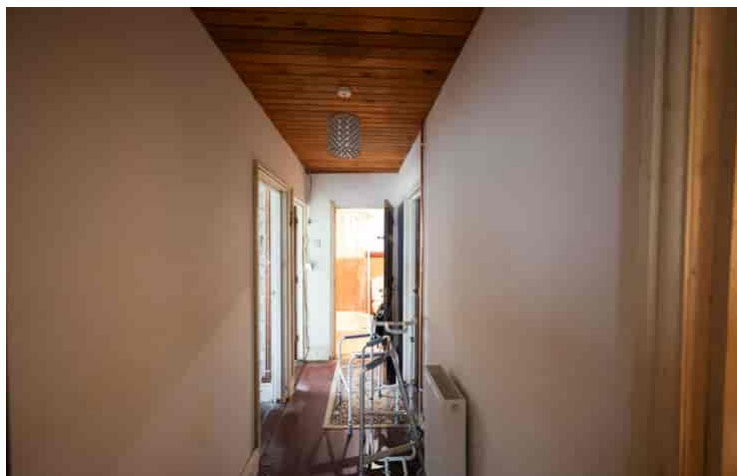


**PRICE £275,000**



A photograph of a living room with a wooden plank ceiling. A large window on the left has a white curtain. A television sits on a stand in front of the window. A fireplace is visible in the background. A large, patterned rug is on the floor. The room is furnished with a sofa and armchairs.



**6, Vicarage Hill, St Austell, Cornwall, PL25 5PL**



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### The Property

For sale a detached bungalow occupying a non estate rural location enjoying a large level plot backing onto open fields to the rear which requires some improvement internally but with great potential. In brief the accommodation comprises of side entrance porch, second lounge, three bedrooms, main lounge, kitchen, utility room and bathroom. Outside garage which requires a new roof.

The property has the benefit of recently installed air source heating and photovoltaic solar panels on the roof.

The majority of the windows and Upvc double glazed units with sliding patio doors leading to the rear garden from the main lounge which could easily be split into two rooms, or the second lounge could be a fourth bedroom.

### Room Descriptions

#### Lounge

3.0m x 5.75m (9' 10" x 18' 10")  
Window to the side and front,  
open beamed ceiling, door leading  
to the side porch.

#### Kitchen

3.18m x 4.89m (10' 5" x 16' 1")  
With archway through to the  
second lounge, built in pantry  
cupboard, part glazed door  
leading to a utility area. window to  
the side.

#### Utility room

2.8m x 2.9m (9' 2" x 9' 6") With  
Upvc door and windows to the  
rear and side, hot water cylinder  
and equipment for the air source  
unit and photovoltaic solar panels.

#### Inner Hallway

4.3m x 1.19m (14' 1" x 3' 11")

#### Bathroom

2.8m x 1.7m (9' 2" x 5' 7") With  
tiled floor, panelled bath with mixer  
tap, extractor fan, exposed  
beamed ceiling, large shower  
cubicle with mains shower, low  
level W.C. wash hand basin.

#### Main Lounge

8.4m x 4.3m (27' 7" x 14' 1")  
window to either side of the room,  
Upvc double double glazed sliding  
door leading to the rear garden.

#### Bedroom

2.74m x 3.3m (9' 0" x 10' 10")  
Upvc window to the front.

#### Bedroom

3.3m x 3.3m (10' 10" x 10' 10")  
Double glazed Upvc window to the  
front.

#### Bedroom 3

3.2m x 4.3m (10' 6" x 14' 1") L  
shaped, window to the rear.

#### Block built garage

5.59m x 4.3m (18' 4" x 14' 1"),  
5.6m x 2.78m (18' 4" x 9' 1") The  
garage does require a new roof,  
and door.