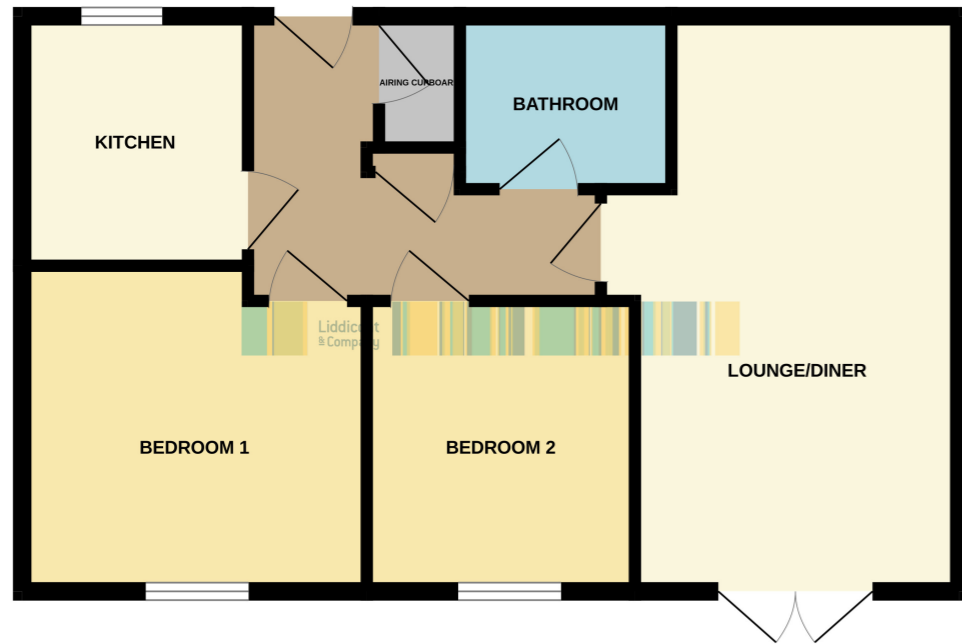


GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

**3 ROBERT ELIOT COURT, TREVARRICK ROAD, ST AUSTELL,
CORNWALL PL25 5JZ**

PRICE £139,950



A WELL PRESENTED AND IMPROVED END OF TERRACE RETIREMENT BUNGALOW SITUATED WITHIN A STONES THROW OF THE TOWN CENTRE, ALTHOUGH QUIETLY SITUATED WITHIN THIS SECURE PURPOSE BUILT AREA THIS PROPERTY IS VERY CONVENIENTLY SITUATED WITHIN A FEW MINUTES WALK TO THE TOWN CENTRE. THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, GOOD SIZED LOUNGE/DINING ROOM, KITCHEN, TWO BEDROOMS AND FITTED SHOWER ROOM. THE PROPERTY PROBABLY ENJOYS ONE OF THE BEST GARDENS ON THIS DEVELOPEMENT, ITS VERY PRIVATE AND COMPRISES OF A LEVEL LAWN AND PATIO AREA. AT THE FRONT THERE IS AN ENCLOSED COURTYARD. EPC RATING COMING SOON.



Room Descriptions

Entrance Hall

With part glazed U.p.v.c. door leading into the entrance, with small storage cupboard and airing cupboard with hot water cylinder.

Lounge/Dining room

18' 10" x 0' 4" (5.74m x 0.10m) Narrowing slightly to one end, French U.p.v.c. doors leading to the rear garden. Modern electric radiator.

Kitchen

7' 4" x 7' 3" (2.24m x 2.21m) Recently refitted with light Grey fronted units with built in oven, hob extractor, tall storage unit, sink unit with mixer tap, window to the front.

Bedroom 1

10' 7" x 10' 0" (3.23m x 3.05m) Panel radiator, window to the rear.

Bedroom 2

8' 3" x 8' 6" (2.51m x 2.59m) Panel radiator, window to the rear.

Shower Room

5' 1" x 6' 4" (1.55m x 1.93m) Well fitted with a white three piece suite, comprising large shower cubicle, vanity unit, concealed cistern low level W.C. Fully tiled walls, shaver socket, towel radiator.

Outside

To the front of the property is a paved courtyard leading to the front door, whilst to the rear is a lovely enclosed garden with lawn mature bushes and patio all level and nicely enclosed.

The Property

A well presented and improved end terraced retirement bungalow situated within a stones throw of the town centre, although quietly situated within this secure purpose built area this property is very conveniently situated within a few minutes walk to the town centre. The accommodation comprises of Entrance hall, good sized lounge/dining room, kitchen, two bedrooms and fitted shower room. The property probably enjoys one of the best gardens on this development, its very private and comprises of a level lawn and patio area. At the front there is an enclosed courtyard. Internally the kitchen has been recently refitted including a built in oven ceramic hob, extractor with space and plumbing for a washing machine. The shower room also benefits from a good quality white suite. Heating is provided by modern slimline radiators. EPC Rating coming soon. Please note the minimum age for occupation is 55.