

GROUND FLOOR

1ST FLOOR



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THE WILLOWS, SCHOOL HILL, LANJETH, ST AUSTELL, CORNWALL PL26 7TP

PRICE £365,000



LIDDICOAT & COMPANY ARE PLEASED TO OFFER FOR SALE THIS DECEPTIVELY SPACIOUS 5 BEDROOM DORMER BUNGALOW WITH 2 RECEPTION ROOMS. THE PROPERTY WHICH WOULD BENEFIT FROM UPDATING ENJOYS THE FOLLOWING ACCOMMODATION: HALLWAY, LIVING ROOM, DINING ROOM, KITCHEN, CONSERVATORY/PORCH, BATHROOM, 5 BEDROOMS, THREE TO THE GROUND FLOOR, AND TWO BEDROOMS TO THE FIRST FLOOR, OIL FIRED CENTRAL HEATING, GARAGE, OUTBUILDINGS, FRONT & REAR GARDEN, AND AMPLE OFF ROAD PARKING. EPC BAND D. CHAIN FREE.

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.



The Property

Liddicoat & Company are pleased to offer for sale this deceptively spacious 5 bedroom dormer bungalow with 2 reception rooms. The property which would benefit from updating enjoys the following accommodation: Hallway, Living Room, Dining Room, Kitchen, Conservatory/Porch, Bathroom, 5 Bedrooms, three to the ground floor, and two bedrooms to the first floor, Oil Fired Central Heating, Garage, Outbuildings, Front & Rear Garden, and Ample off road Parking. EPC Band D.

Room Descriptions

Entrance Hall

Living Room

13' 9" x 12' 9" (4.19m x 3.89m)

Dining Room

15' 3" x 10' 9" (4.65m x 3.28m)

Kitchen

14' 7" x 10' 2" (4.45m x 3.10m)

Conservatory/Porch

9' 9" x 8' 0" (2.97m x 2.44m)

Bedroom 1

12' 9" x 9' 3" (3.89m x 2.82m) with archway into

Bedroom 2

13' 3" x 10' 9" (4.04m x 3.28m)

Bedroom 3

9' 6" x 7' 7" (2.90m x 2.31m) to back of wardrobe

Bathroom

Attic Room

Divided into three large spaces with windows to side and upvc dormer to rear

Single Garage

Exterior

A driveway gate gives access to the driveway where ample off road is to be found. The property enjoys front and rear lawn gardens and outbuildings to the rear and side where the oil tank is located.