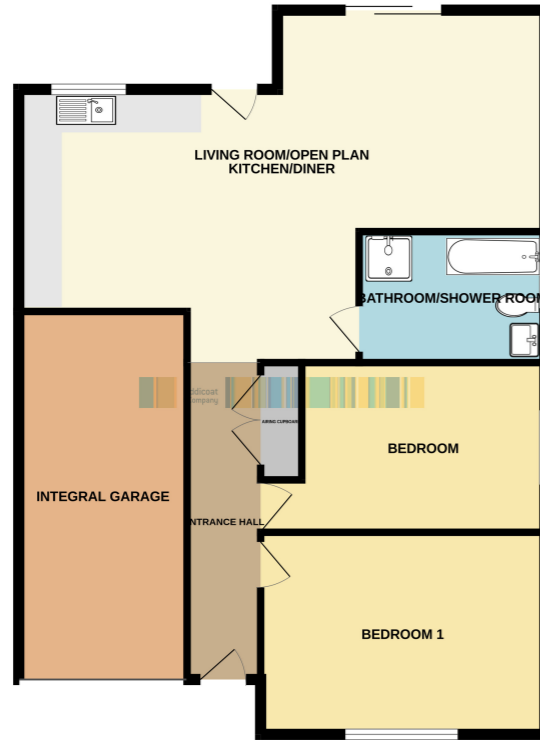


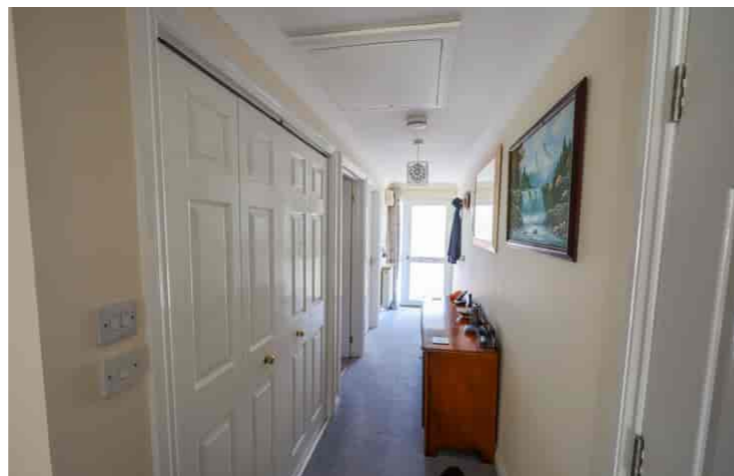
GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.3 sq.m.) approx.
While 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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LEDRAH GARDENS, ST AUSTELL, CORNWALL PL25 5HQ

PRICE £259,950



A BEAUTIFULLY PRESENTED SEMI DETACHED BUNGALOW OFFERING A QUIET NON ESTATE LOCATION AT THE END OF A VERY SMALL CUL DE SAC LITERALLY MINUTES WALK TO THE TOWN CENTRE. WITH WELL PROPORTIONED ROOMS THIS BUNGALOW IS CRYING OUT FOR A RETIRED COUPLE OR PERSON. THE PROPERTY BENEFITS FROM A LEVEL APPROACH AND IS WITHIN A FEW HUNDRED METERS FROM ALL AMENITIES INCLUDING THE TOWN CENTRE. A RARE OPPORTUNITY TO FIND THIS TYPE OF PROPERTY SO CLOSE TO THE TOWN BUT ALSO SO QUIETLY POSITIONED.

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

A beautifully presented semi detached bungalow offering a quiet non estate location at the end of a very small cul de sac literally minutes walk to the town centre. With well proportioned rooms this bungalow is crying out for a retired couple or person. The property has a level approach and is within spitting distance to shops.

In brief the accommodation comprises of large entrance hall, open plan well designed kitchen/dining area leading through to the lounge, large bathroom with separate shower, two double bedrooms, integral garage with electric powered door, parking for 2/3 cars and a walled rear garden with a southerly aspect providing sun all day. The property benefits from gas fired central heating and Upvc windows and doors throughout.

Room Descriptions

Entrance Hall

UPVC Double glazed front door leading into:
Smoke sensor. Loft hatch access (Insulated) Radiator. Consumer unit housed (Electrical Installation Condition Report completed in February 2024 and available upon request). Built in storage cupboard. Phone/Broadband connection point. Central heating thermostat.

Kitchen/Dining Room

8.50m x 5.68m (27'10" x 18'7") - Open Plan – Maximum measurements taken.
Kitchen / Dining area - Double glazed window to the rear.
Recessed spotlights. Heat sensor. Radiator. Range of wall and base fitted units with roll edge worksurfaces and tiled splash-back. Stainless steel with sink and mixer tap. Integrated fridge, four ring gas hob with electric oven/grill below and extractor hood above.
Space and plumbing for washing machine and dishwasher.
Thermostat control panel, ceramic tiled flooring.

Lounge Area

Double glazed sliding patio doors leading to the rear garden. Two radiators. Phone/Broadband and TV connection points.

Bedroom 1

4.52m x 3.26m (14'9" x 10'8") - Double glazed window to the front. Radiator. Phone/Broadband and TV connections points.

Bedroom 2

4.52m x 2.69m (14'9" x 8'9") - (Maximum Measurements taken) Double glazed window to the side aspect. Radiator. TV Connection point.

Bathroom

2.85m x 1.97m (9'4" x 6'5") - Double glazed frosted window to the side aspect. Extractor fan. Wall mounted heated towel radiator. Fully tiled walls. Bath and separate walk-in shower units both with assistance handles. W/C with push flush. Wash hand basin. Shaver points. Tiled flooring.

Garage

5.52m x 2.56m (18'1" x 8'4") - Electric up and over door. Built in timber shelving. Baxi combination boiler housed inspected and serviced yearly with supporting documentation. Carbon monoxide detector. Lighting. Water access via tap.

Outside

To the front of the property is a tarmac driveway, with a further gravelled area to the right hand side which also suitable for parking as well. To the right is a side pathway leading to the rear enclosed garden. The rear garden is delightfully private with an excellent variety of plants and shrubs all contained with a lovely stone walled garden which faces South for all day sun and providing an excellent sheltered space.