

GROUND FLOOR

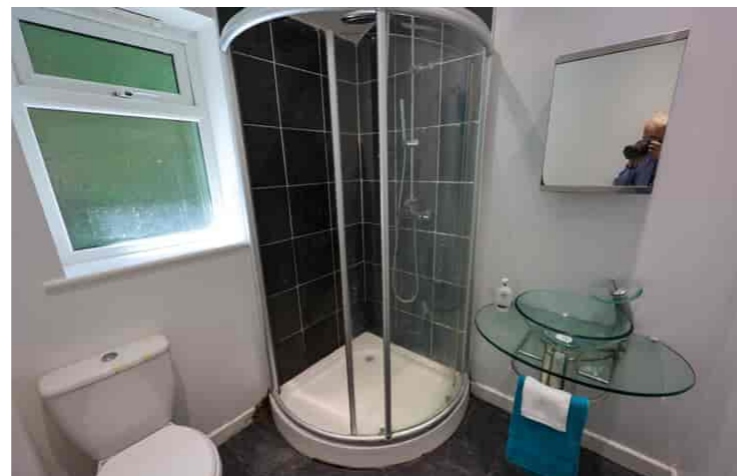
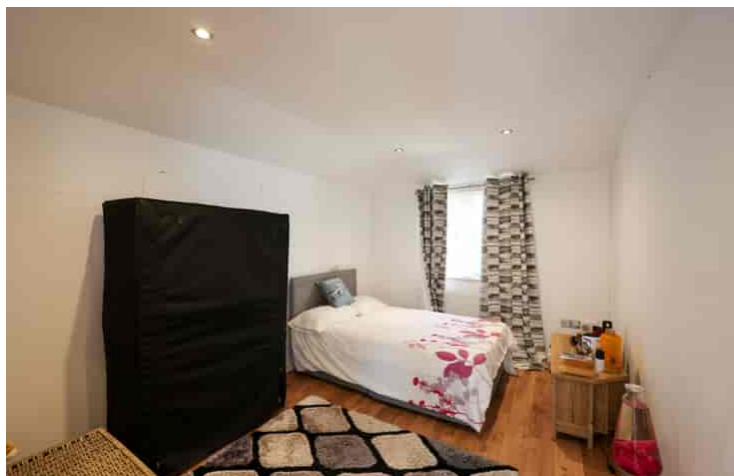
1ST FLOOR



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.
Made with Metropix 12023

71 ST PIRANS CLOSE, ST AUSTELL, CORNWALL PL25 3TF

PRICE £289,950



LIDDICOAT & COMPANY ARE PLEASED TO OFFER TO THE MARKET THIS DETACHED 3/4 BEDROOM HOUSE SITUATED IN A VERY QUIET SOUGHT AFTER CUL DE SAC LOCATION LYING TO THE NORTH EAST OF THE TOWN CENTRE. THE PROPERTY HAS BEEN EXTENDED TO THE REAR AND SIDE AND OFFERS A SUBSTANTIAL INCREASE IN ACCOMMODATION. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, LOUNGE, KITCHEN, LARGE DINING ROOM/ SUN ROOM, BEDROOMS 4, SHOWER ROOM, WALKIN STORAGE CUPBOARD, THREE FIRST FLOOR BEDROOMS AND BATHROOM. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING AND U.P.V.C. DOUBLE GLAZED WINDOWS AND DOORS. GARAGE AND LOVELY ENCLOSED LARGE REAR GARDEN. 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.

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

Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933





The Property

For sale a detached 3/4 bedroom house situated in a very quiet sought after cul de sac location lying to the North East of the town centre. The property has been extended to the rear and side and offers a substantial increase in accommodation. In brief the accommodation comprises of Entrance hall, lounge, kitchen, large dining room/ sun room, bedrooms 4, shower room, walkin storage cupboard, three first floor bedrooms and bathroom. The property benefits from gas central heating and U.p.v.c. double glazed windows and doors. Garage and lovely enclosed large rear garden. CHAIN FREE. EPC applied for.

Room Descriptions

Entrance Lobby

With part glazed panelled door to the entrance lobby with stairs to the first floor, window to the side door.

Living Room

14' 2" x 12' 1" (4.32m x 3.68m)
With bow window to the front, under stairs cupboard, open fireplace with raised living flame gas fire. Door to the kitchen.

Kitchen

15' 0" x 10' 0" (4.57m x 3.05m)
The kitchen has a good range of units including a sink unit, built in microwave/ oven, hob unit and microway, two square openings leading to the sun room.

Sun Room

18' 6" x 9' 5" (5.64m x 2.87m)
Large walk in cupboard 2' 4" x 6' 0" (0.71m x 1.83m) A light spacious room, with half glazed door to the side, windows across the whole of the rear, low voltage lighting, sliding patio doors.

Shower Room

5' 7" x 6' 2" (1.70m x 1.88m)
Window to the side, corner shower unit with mains shower and two shower heads, low level W.C. vanity basin in glass, extractor fan,

Bedroom 4

12' 7" x 9' 3" (3.84m x 2.82m)
Window to the front, low voltage lighting.

First Floor Landing

Access to the roof space, built in over stairs cupboard housing Baxi gas fired boiler which supplies radiators and hot water.

Bedroom 1

13' 5" x 9' 1" (4.09m x 2.77m)

Bedroom 2

10' 10" x 8' 2" (3.30m x 2.49m)
Window to the front.

Bedroom 3

6' 5" x 8' 0" (1.96m x 2.44m)
Window to the front.

Bathroom

6' 1" x 5' 1" (1.85m x 1.55m) Fitted with panelled bath with electric shower over, low level W.C. wash hand basin, window to the rear, towel radiator, low voltage lighting.

Attached Garage

16' 8" x 8' 6" (5.08m x 2.59m) With matal up and over door, window and door to the rear, power and light connected.

Outside

To the front and the property there is a long lawned garden and driveway providing parking for several cars. The rear garden is laid to lawn and is particularly generous in size.