



## 20 PONDHU ROAD, ST AUSTELL, CORNWALL PL25 5DL

PRICE £154,950



A CHARMING WELL PRESENTED CHARACTER COTTAGE QUIETLY SITUATED WITHIN A SHORT WALK TO THE TOWN CENTRE ENJOYING A LARGE SOUTHERLY REAR GARDEN AND GAS FIRED CENTRAL HEATING. THE ACCOMMODATION IN BRIEF COMPRISES OF LARGE OPEN PLAN LOUNGE/DINING ROOM, WELL FITTED KITCHEN, TWO GOODSIZED BEDROOMS AND LARGE BATHROOM. THIS CHARACTER COTTAGE LIES IN A VERY QUIET TUCKED AWAY POSITION YET LITERALLY A FEW MINUTES WALK TO THE TOWN CENTRE. THE MAIN LIVING ROOM IS PARTIALLY DIVIDED INTO TWO AREAS AND ENJOYS SOME EXPOSED STONEMWORK AND OPEN BEAMED CEILINGS.

**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 charming well presented character cottage quietly situated within a short walk to the town centre enjoying a large Southerly rear garden and gas fired central heating. The accommodation in brief comprises of large open plan lounge/dining room, well fitted kitchen, two goodsized bedrooms and large bathroom. This character cottage lies in a very quiet tucked away position yet literally a few minutes walk to the town centre. The main living room is partially divided into two areas and enjoys some exposed stonework and open beamed ceilings. The property is offered for sale with no chain.

### Room Descriptions

#### Lounge/Dining Room

12' 2" x 9' 2" (3.71m x 2.79m) lounge and the dining area measures 12' 2" x 8' 6" (3.71m x 2.59m) With half glazed stable door to the living room, leaded light window to the front, open beamed ceiling, partition to the dining area, natural slate open fireplace with ornate recess and storage below, stairs leading to the first floor with recess below, leaded light window to the rear. leading through to the kitchen.

#### Kitchen

11' 8" x 5' 9" (3.56m x 1.75m) With open beamed ceiling, recessed low voltage lights, Baxi wall mounted gas boiler supplying radiators and hot water, leaded light window to the rear, space and plumbing for washing machine, fitted with a good selection of high gloss base units and high level cupboards, built in dishwasher, fitted gas hob with double oven below, space for fridge freezer, hardwood door to the front.

#### Landing

with access to the roof space.

#### Bedroom 1

12' 0" x 8' 2" (3.66m x 2.49m) Window to the rear and window seat.

#### Bedroom 2

8' 6" x 6' 6" (2.59m x 1.98m) Window to the front.

#### Bathroom

12' 1" x 6' 1" (3.68m x 1.85m) Fitted with a corner bath, wall mounted electric shower, low level W.C. wash hand basin, window to the front, timber panelling, door to the airing cupboard with Fortic tank.

#### Outside

The property is approached via a small lane leading to the front door. To the rear is a large level garden which is laid to lawn.