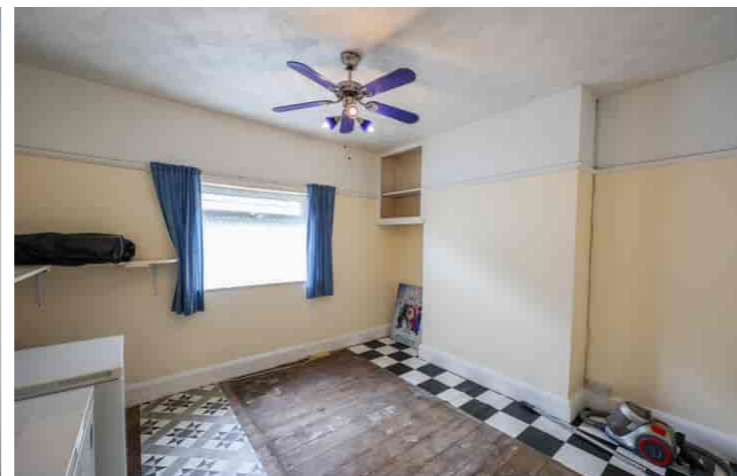


**PENGARTH, CURRIAN ROAD, NANPEAN, ST AUSTELL,  
CORNWALL PL26 7YD**

**PRICE £285,000**



**FOR SALE AN OLDER STYLE DETACHED THREE BEDROOM BUNGALOW SITUATED ON THE LEVEL WITHIN THIS POPULAR VILLAGE. THE ACCOMMODATION ON OFFER COMPRISES ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, THREE GOOD SIZED BEDROOMS AND BATHROOM. OUTSIDE GARAGE AND LARGE WORKSHOP PLUS FURTHER OUTBUILDING AND LARGE REAR GARDEN.**

**THE PROPERTY ALSO ENJOYS UPVC WINDOWS AND A COMPOSITE FRONT DOOR.**

**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.

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### The Property

For sale an older style detached three bedroom bungalow situated on the level within this popular village. The accommodation on offer comprises entrance hall, lounge, kitchen/dining room, three good sized bedrooms and bathroom. Outside garage and large workshop plus further outbuilding and large rear garden.

### Room Descriptions

#### Entrance hall

Fitted with a composite door and attractively tiled floor, access to the roof void, telephone point.

#### Kitchen/Dining Room

15' 0" x 13' 0" (4.57m x 3.96m)  
With UPVC window to the rear, UPVC door to the rear, woodburner set on a raised hearth. A range of base units and roll top worktop, space for oven and space for washing machine, ceramic tiled floor. Door leading to a large and useful utility area 3' 10" x 6' 0" (1.17m x 1.83m) with plumbing for washing machine and window to the rear.

#### Lounge

12' 5" x 12' 4" (3.78m x 3.76m) plus the bay window with Upvc window, open fireplace with wooden surround and tiled hearth and wood burner inset.

#### Bedroom 1

12' 5" x 12' 6" (3.78m x 3.81m)  
Plus the bay window finished in UPVC, corner open fire place with wood burner inset.

#### Bedroom 2

12' 4" x 11' 0" (3.76m x 3.35m)  
With UPVC window to the side.

#### Bedroom 3

12' 5" x 12' 5" (3.78m x 3.78m)  
with radiator and UPVC window to the side.

#### Bathroom

11' 0" x 12' 5" (3.35m x 3.78m) fitted with a panelled bath, low level W.C. wash hand basin, separate shower cubicle with electric shower, window to the rear and side, double cupboard with louvred doors.

#### Garage

14' 0" x 10' 6" (4.27m x 3.20m)  
With power and light.

#### Work shop

18' 6" x 10' 0" (5.64m x 3.05m)  
With power and light connected two windows to the side and sliding doors to the front.

#### Outside

To the front, the property has a wooden gated entrance leading to a parking area and also the side drive on the left hand side. There is a pathway to the right hand side which also provides access to the rear. Immediately to the rear is a slightly raised paved patio which then leads down to a large lawned garden. There is a useful open store and further garden store.