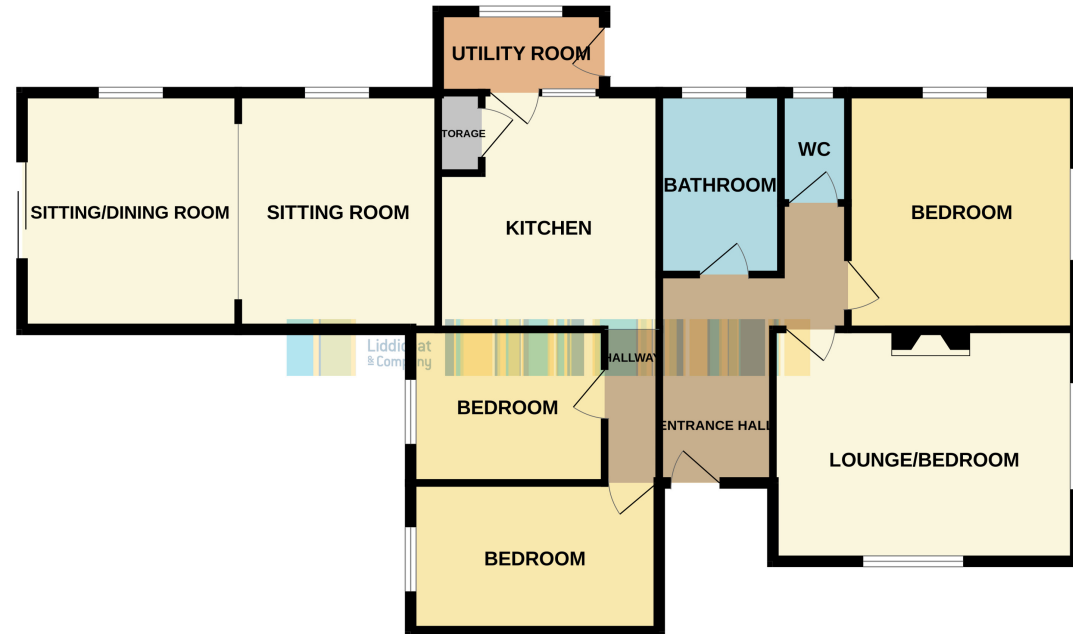


GROUND FLOOR  
1117 sq.ft. (103.8 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.8 sq.m.) approx.

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 is given as to their operability or efficiency can be given.

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**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.

**BOSCOPPA ROAD, ST AUSTELL**

**PRICE £355,000**



**DECEPTIVELY SPACIOUS AND CHAIN-FREE, THIS DETACHED 3/4 BEDROOM BUNGALOW SITS WELL BACK FROM THE ROAD IN A MATURE, PRIVATE GARDEN. ITS NON-ESTATE LOCATION OFFERS EASY ACCESS TO LOCAL SHOPS AND SCHOOLS — IDEAL FOR FAMILIES OR DOWNSIZERS SEEKING CONVENIENCE AND FLEXIBILITY.**





### The Property

This deceptively spacious detached bungalow offers versatile 3/4 bedroom accommodation, set well back from the road and nestled within a mature, level, and private garden. With the added advantage of being chain-free, the property enjoys a sought-after non-estate location, providing easy access to nearby shops and schools — ideal for both family living and downsizers seeking convenience and comfort. The layout includes an entrance hall, a generous lounge/dining room, a modern kitchen, bathroom, separate W.C., side utility, three bedrooms, and a second lounge or optional fourth bedroom, offering flexibility to suit a range of lifestyles. Additional features include gas central heating and double-glazed uPVC windows and doors throughout. Outside, the property benefits from an attached garage complete with an inspection pit — a practical bonus for motoring enthusiasts or additional storage.

Located on the outskirts of St Austell, this property enjoys direct access to scenic countryside walks along the historic clay trails and public footpaths. The town centre is just a short distance away, offering a comprehensive range of amenities including supermarkets, primary and secondary schools, a leisure centre, and a mainline railway station. The picturesque harbour of Charlestown and the world-renowned Eden Project are both within easy reach.

### Room Descriptions

#### Lounge

4.7m x 3.33m (15' 5" x 10' 11")  
With tiled open fireplace, window to the front and side.

#### Entrance Hall

Airing cupboard with wall mounted Baxi gas fired boiler supplying radiators and hot water, roof access.

#### Separate W.C.

With low level W.C. and window.  
Fully tiled walls.

#### Bathroom

1.63m x 1.79m (5' 4" x 5' 10")  
Fitted with panelled bath with shower mixer attachment, wash hand basin, fully tiled walls, window to the side.

#### Bedroom 1

3.3m x 3.6m (10' 10" x 11' 10")  
Window to the front and side, built in wardrobe cupboards with shelving and drawers.

#### Bedroom 3

2.85m x 2.38m (9' 4" x 7' 10")  
Window to the rear.

#### Bedroom 2

2.4m x 3.87m (7' 10" x 12' 8")  
Window to the rear and side, two sets of double wardrobe cupboards with storage.

#### Kitchen

3.6m x 3.2m (11' 10" x 10' 6")  
Fitted with a range of wood grain effect base units and cupboards, space for cooker and washing machine, full glazed door and window to the side, door leading to the side porch 1.2m x 2.4m (3' 11" x 7' 10"), with door to the garden. Useful shelved pantry, with RCD unit.

#### Lounge

3.3m x 3.6m (10' 10" x 11' 10")  
3.0m x 3.63m (9' 10" x 11' 11")  
Window to the side, wall light, square opening leading to the second area with two sets and patio doors leading to the rear and window.

#### Garage

20' 0" x 8' 9" (6.10m x 2.67m) With inspection pit, power and light connected.

#### Outside

This property stands well back from the road and enjoys a large lawn front garden with tarmac driveway with parking for several cars boat and or caravan. The rear garden offers excellent privacy with a variety of plants trees and shrubs with a paved courtyard leading of from the lounge.