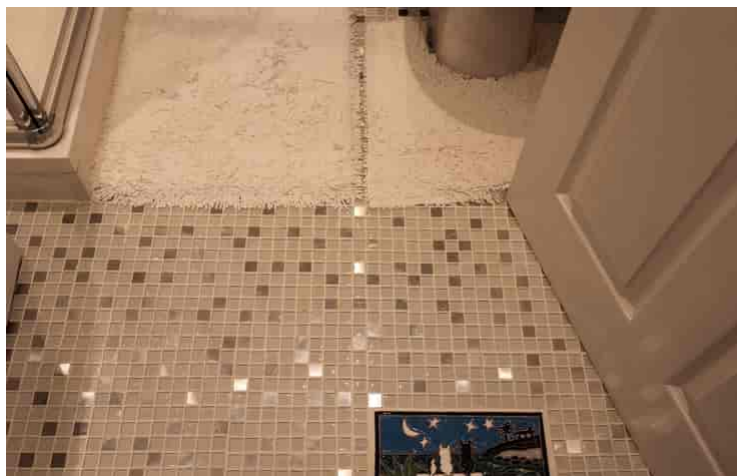


GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 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 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.

17 ROBERT ELIOT COURT TREVARRICK ROAD, ST AUSTELL PL25 5JZ

PRICE £149,950

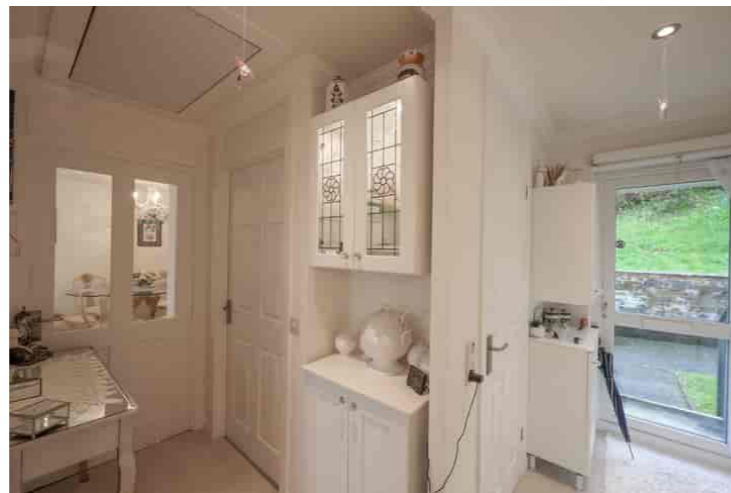


**FOR SALE A BEAUTIFULLY PRESENTED AND MUCH IMPROVED DELIGHTFUL RETIREMENT TWO BEDROOM BUNGALOW WITH LEVEL GARDEN CONVENIENTLY SITUATED WITH EASY ACCESS TO THE TOWN CENTRE LESS THAN A QUARTER OF A MILE AWAY. SPECIFICALLY FOR THE OVER 55 AGE GROUP THIS WARDEN CONTROLLED COMPLEX IS VERY POPULAR. THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, LOUNGE/DINING ROOM, KITCHEN, TWO BEDROOMS AND SHOWER ROOM. SMALL LEVEL GARDEN. ADDITIONAL FACILITIES INCLUDE RESIDENTS LOUNGE, WASHING FACILITIES, AND OVER NIGHT ACCOMMODATION FOR RELATIVES. EPC BAND D.**

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

Email: [sales@moveincornwall.co.uk](mailto:sales@moveincornwall.co.uk) Website: [www.moveincornwall.co.uk](http://www.moveincornwall.co.uk) Telephone: 01726 69933





### The Property

For sale a beautifully presented and much improved delightful retirement two bedroom bungalow with level garden conveniently situated with easy access to the town centre less than a quarter of a mile away. Specifically for the over 55 age group this warden controlled complex is very popular. The accommodation comprises of Entrance hall, lounge/dining room, kitchen, two bedrooms and shower room. Small level garden. Additional facilities include residents lounge, washing facilities, and over night accommodation for relatives. EPC Band D.

The owner has made numerous improvements including a beautiful fitted kitchen, refitted shower room, replaced internal doors and also enjoys the latest efficient electric heaters.

### Room Descriptions

#### Comments

Warden controlled environment with communal areas and overnight facilities for friends and family.

#### Entrance Hall

Full glazed U.p.v.c door leading to the entrance hall, RCD unit, night storage heater/radiator, large airing/storage cupboard with space for a tumble dryer, two useful storage cabinets, access to the roof void with ladder.

#### Kitchen

7' 3" x 7' 11" (2.21m x 2.41m) A lovely refitted quality kitchen finished in a gloss white, tiled splashback, several part glazed illuminated cabinets, built in NEFF double oven, four ring induction hob and extractor, space for fridge, space for washing machine/ dishwasher, window to the rear.

#### Lounge/dining room

18' 5" x 10' 5" (5.61m x 3.18m) Night storage heater/panel radiator, sliding U.p.v.c. patio doors leading to the front garden. Telephone point.

#### Bedroom 1

11' 1" x 10' 4" (3.38m x 3.15m) With panel radiator and window to the front.

#### Bedroom 2

2.667m x 2.49m (8' 9" x 8' 2") Panel radiator. window to the front.

#### Shower Room

6' 7" x 5' 5" (2.01m x 1.65m) With fully tiled walls and feature mosaic glass tiled floor, Shower cubicle with Mira shower, wash hand basin, low level W.C. extractor fan, downflow heater, shaver socket. space and plumbing for a washing machine, high level glassed storage cupboard,