

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.
Made with Metropix ©2023

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.

**20 ROBERT ELIOT COURT, TREVARRICK ROADST AUSTELL
PL25 5JZ**

PRICE £130,000



A WELL PRESENTED TERRACED RETIREMENT BUNGALOW SITUATED WITHIN A STONES THROW OF THE TOWN CENTRE, ALTHOUGH QUIETLY SITUATED WITHIN THIS SECURE PURPOSE BUILT AREA THIS PROPERTY IS VERY CONVENIENTLY SITUATED WITHIN A FEW MINUTES WALK TO THE TOWN CENTRE. THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, GOOD SIZED LOUNGE/DINING ROOM, KITCHEN, TWO BEDROOMS AND FITTED SHOWER ROOM.. OUTSIDE DELIGHTFUL REAR GARDEN. EPC RATING D

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

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



The Property

A well presented terraced retirement bungalow situated within a stones throw of the town centre, although quietly situated within this secure purpose built area this property is very conveniently situated within a few minutes walk to the town centre. The accommodation comprises of Entrance hall, good sized lounge/dining room, kitchen, two bedrooms and fitted shower room. Outside delightful rear garden. EPC Rating D

Room Descriptions

Entrance Hall

Gull glazed door to entrance hall. Cupboard housing hot water cylinder, storage space. RCD unit in hallway. Night storage heater. Access to roof void. Intercom to warden control. Small recess.

Living Room

10' 4" x 18' 5" (3.15m x 5.61m)
Night storage heater. Sliding upvc patio doors to the rear. TV point and telephone point. Panic button.

Bedroom 1

11' 10" x 10' 3" (3.61m x 3.12m)
Window to rear. Panel radiator. Superb range of light wood fronted and glass effect wardrobes, with chest of drawer unit and bedside table.

Bedroom 2

9' 2" x 8' 7" (2.79m x 2.62m)
Window to rear. Panel radiator.

Shower Room

With a fitted white suite with built in vanity unit and cupboards below, concealed cistern and WC, attractive walk in double shower with Mira Sport shower. Extractor fan. Electric downflow heater. Shaver socket. Fitted mirror. Partially tiled walls. Electric towel heater.

Kitchen

7' 4" x 7' 8" (2.24m x 2.34m) Fitted with built in Belling electric oven, ceramic hob unit and extractor above. Tiled splashback. Window to front. Space and plumbing for washing machine. Space for fridge. Range of base units. Window to front.

Garden

Outside to the rear there is a lovely enclosed paved and grassed garden area, with pointed brick stone wall to the boundary.

AGENTS NOTE

Please be aware that Dogs are not permitted at the property.

Service Charge

We have been advised by our vendor that a monthly service charge of £160.00 is payable.