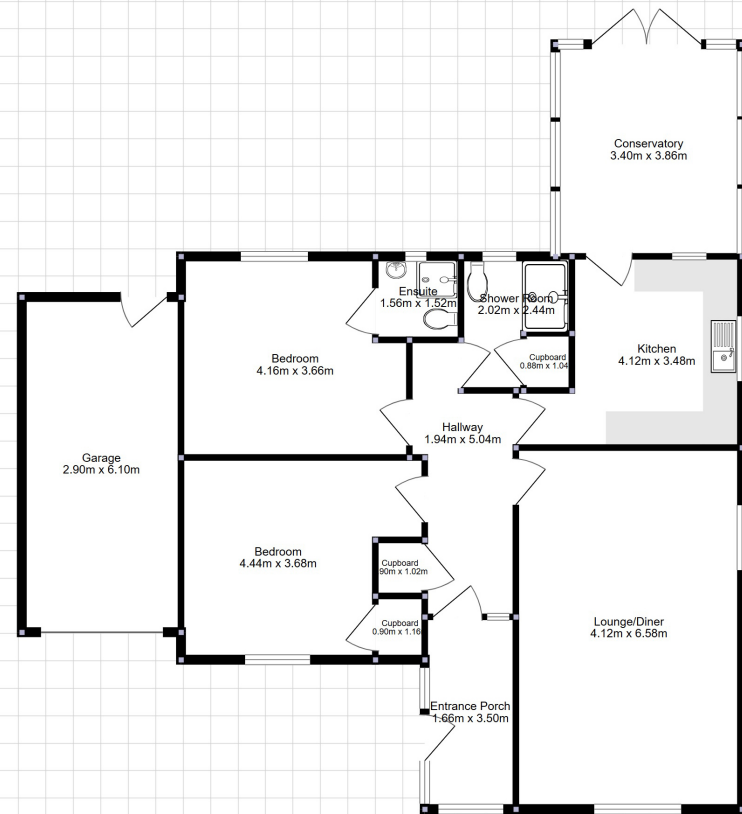


5 BOS CoppA ROAD, ST AUStELL PL25 3DR

PRICE £315,000



A VERY WELL PRESENTED DETACHED BUNGALOW SITUATED ON THE LEVEL WITH EASY ACCESS TO LOCAL SHOPS, SITUATED IN A VERY POPULAR RESIDENTIAL AREA IN A NON ESTATE LOCATION. THE ACCOMMODATION COMPRISES OF ENTRANCE PORCH/SUN ROOM, LARGE HALL, SPACIOUS LOUNGE/DINING ROOM, KITCHEN WITH OAK FRONTED UNITS, CONSERVATORY, TWO LARGE DOUBLE BEDROOM, EN SUITE SHOWER, AND SECOND SHOWER ROOM. OUTSIDE ATTACHED GARAGE, LEVEL GARDENS TO THE FRONT AND REAR. EPC RATING E.

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

A very well presented detached bungalow situated on the level with easy access to local shops, situated in a very popular residential area in a non estate location. The accommodation comprises of Entrance porch/ Sun room, large hall, spacious lounge/dining room, kitchen with Oak fronted units, conservatory, two large double bedroom, en suite shower, and second shower room. Outside attached garage, level gardens to the front and rear. EPC Rating E.

Outside plenty of parking and access to a large garage with remote roller door. Enclosed level gardens which are nice and easy to maintain. Despite being two bedrooms this bungalow offers all rooms of really good proportions.

This property enjoys gas central and replacement U.p.v.c. windows and doors as well as plastic fascias and gutters. Well presented through out and ready for immediate occupation.

Room Descriptions

Entrance Porch

Full glazed upvc door and sidescreens with windows to the entrance porch. Natural slate flooring. Small step to entrance hall.

Entrance Hall

Full glazed upvc door and sidescreen. Radiator. Access to the roof void. Built in hat and coat cupboard.

Bedroom

13' 2" x 12' 11" (4.01m x 3.94m) plus door recess. Large window to front. Radiator. Useful built in shelved storage/wardrobe cupboard.

Bedroom

14' x 12' 1" (4.27m x 3.68m) Large window to rear. Radiator.

En Suite

With fully tiled matching floor and wall tiles. Extractor fan. Window to side. Low voltage lighting. Low level WC. Vanity unit with storage. Electric shower fitment.

Main Shower Room

With concealed cistern low level WC, integrated vanity unit with cupboards below and mixer tap, double shower with built in mains shower with large shower head and secondary shower. Storage cupboard. Vertical stainless steel radiator. Window to the rear.

Kitchen

11' 6" x 10' 2" (3.51m x 3.10m) Large window to the side. Wall mounted Worcester gas fired boiler. A good range of oak units with built in ceramic hob with extractor above. Eye level double oven. Built in fridge and freezer. Built in dishwasher. Tiled splashback. Double radiator. Window to the rear. Full glazed door to conservatory,

Conservatory

12' 8" x 11' 2" (3.86m x 3.40m) With polycarbonate sloping roof. Windows to three sides. Two electric radiators.

Living/Dining Room

21' 8" x 13' 6" (6.60m x 4.11m) With large picture window to the front, and window to the side. Two radiators. Attractive fireplace with living flame gas fire.

Garden

Outside to the front a pillared entrance with tarmac driveway, providing access to the garage. Lovely level lawned garden with shrub borders and wooden fencing. From the front there is a concrete pathway leading to the right hand side of the bungalow, where there is a wide concreted area and golden chipping shrub border. Timber shed. Enclosed level lawned garden.

Attached Garage

20' 1" x 9' 6" (6.12m x 2.90m) Electric roller door on remote. RCD unit Full glazed upvc door to the rear. Double glazed window to the side. Two strip lights.

Energy Performance Rating

Band E

Council Tax

Band C