

24 LYONS ROAD, ST AUSTELL PL25 3HU

PRICE £265,000



LIDDICOAT & COMPANY ARE PLEASED TO OFFER FOR SALE THIS TWO BEDROOM DETACHED CORNISH UNIT BUNGALOW, LOCATED IN A POPULAR LOCATION NOT FAR FROM LOCAL FACILITIES AND SET WITHIN A LARGE CORNER PLOT. THE ACCOMMODATION COMPRISES THE FOLLOWING: LARGE HALLWAY (FORMERLY BEDROOM 3), LIVING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM, UPVC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, GARAGE, DRIVEWAY AND GARDENS \*SEE AGENTS NOTE REGARDING THE CONSTRUCTION TYPE\* EPC BAND 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.



### The Property

Liddicoat & Company are pleased to offer for sale this two bedroom detached Cornish unit bungalow, located in a popular location not far from local facilities and set within a large corner plot. The accommodation comprises the following: Large Hallway (formerly bedroom 3), Living Room, Kitchen, Two Double Bedrooms, Bathroom, Upvc Double Glazing, Gas Fired Central Heating, Garage, Driveway and Gardens \*see agents note regarding the construction type\* EPC Band E

### Room Descriptions

#### Entrance Hall

A large impressive hallway with room enough for a dining table, part of this room formerly formed part of the 3rd bedroom and without too much expense could be reverted back again. access to loft, built in storage cupboard and radiator.

#### Living Room

15' 9" x 10' 3" (4.80m x 3.12m) plus door recess, upvc window to front, radiator

#### Kitchen

11' 1" x 11' (3.38m x 3.35m) Fitted with a range of wall, base and drawer units with work surface over, inset sink and drainer unit, plumbing for washing machine, built in storage cupboard, inset gas hob, built in double oven, tiled floor, upvc window and door to side elevation.

#### Bedroom 1

11' 7" x 10' 6" (3.53m x 3.20m) Upvc windows to rear elevation, radiator

#### Bedroom 2

13' 5" x 8' (4.09m x 2.44m) Upvc windows to rear and side elevations, radiator.

#### Bathroom

Fitted with a white suite comprising, low level WC, wash hand basin, Panel bath with electric shower over, part tiled walls, frosted upvc window to front, heated towel rail.

#### Exterior

The bungalow is set towards the back of its plot giving most of its garden to the south facing front. The garden is laid mostly to lawn with mature shrub and tree borders and is certainly above average in its size. A driveway leads from Lyons Road along the side of the bungalow to the Garage. Access from here leads to the rear garden which is smaller in size but enjoys good privacy.

#### Garage

Single garage with up and over door to front

#### Agents Note

Potential buyers should be aware that we believe the property's construction to be of Pre-Fabricated Cornish Unit, consequently most mortgage lenders will not lend upon it. Viewers are asked to make their own enquiries and conclusions.