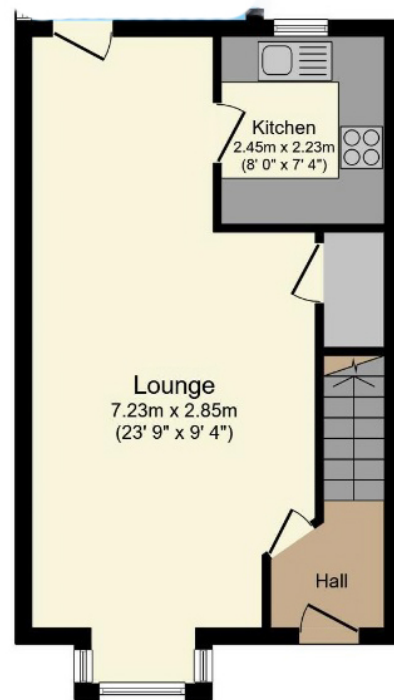
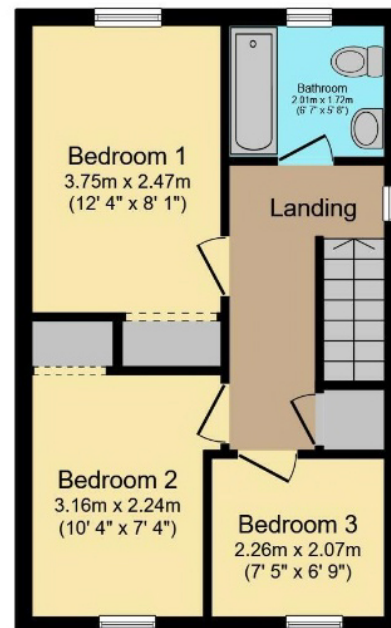


LARCOMBE ROAD, ST AUSTELL

PRICE £199,950



Ground Floor



First Floor



FOR SALE AND CHAIN FREE A MODERN SEMI DETACHED THREE BEDROOM HOUSE SITUATED ON THE FAVOURABLE LARCOMBE ROAD DEVELOPMENT LYING TO THE NORTH EAST OF ST AUSTELL TOWN CENTRE APPROXIMATELY 1 MILE DISTANT. SITUATED ON THE LEVEL AND WITHIN A SMALL CUL DE SAC THE ACCOMMODATION COMPRISES OF ENTRANCE LOBBY, LOUNGE/DINING ROOM, KITCHEN, THREE BEDROOMS AND BATHROOM. OUTSIDE GARAGE AND PARKING. LAWN TO THE FRONT AND A LEVEL ENCLOSED LAWN GARDEN TO THE REAR. THE PROPERTY ALSO HAS GAS CENTRAL HEATING.

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

For sale and chain free a modern semi detached three bedroom house situated on the favourable Larcombe road development lying to the north East of St Austell town centre approximately 1 mile distant. Situated on the level and within a small cul de sac the accommodation comprises of entrance lobby, lounge/dining room, kitchen, three bedrooms and bathroom. Outside garage and parking. Lawn to the front and a level enclosed lawn garden to the rear. The property also has gas central heating.

Room Descriptions

Entrance Lobby

Step through the half-glazed front door into the entrance lobby, where stairs rise to the first floor and a glazed door leads into the lounge/dining room

Lounge / Dining Room

3.8m x 4.51m (12' 6" x 14' 10") The lounge/dining room has a bow window at the front, an under-stairs cupboard for convenient storage, French doors opening to the rear garden, and a door leading to the kitchen.

Kitchen

2.27m x 2.57m (7' 5" x 8' 5") The kitchen is features a range of base and wall-mounted units, hob and cooker, and a tiled splashback. A wall-mounted Baxi gas-fired boiler supplies radiators and hot water. A rear-facing window brings in natural light, while designated space and plumbing are available to accommodate a washing machine and fridge/freezer.

Landing

Featuring storage cupboard with access to roof.

Bedroom 1

2.47m x 3.32m (8' 1" x 10' 11") Window to rear, wardrobe recess

Bedroom 2

2.7m x 3.79m (8' 10" x 12' 5") max, window to rear, wardrobe recess

Bedroom 3

2m x 2.25m (6' 7" x 7' 5") Window to front

Bathroom

2m x 1.7m (6' 7" x 5' 7") Partially tiled. Electric shower over a panelled bath, low level wc and wash hand basin. Window to rear.

Outside

At the front of the property, there is a level lawn and a driveway with parking leads to a garage (2.74m x 5.49m) featuring a metal up-and-over door and a rear access door for added convenience. The level enclosed rear garden, laid to lawn, provides a private outdoor space.