

GROUND FLOOR  
843 sq.ft. (78.3 sq.m.) approx.

## HIGH STREET, ST AUSTELL, CORNWALL

PRICE £325,000



TOTAL FLOOR AREA - 843 sq.ft. (78.3 sq.m.) approx.  
While 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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**DETACHED, CHAIN-FREE OLDER STYLE BUNGALOW FOR SALE, SET WELL BACK FROM THE ROAD WITH AN ELEVATED POSITION. IT BOASTS A GOOD-SIZED GARDEN BOTH FRONT AND BACK, AMPLE DRIVEWAY PARKING, REAR PARKING, AND A GARAGE. INSIDE, YOU'LL FIND AN ENTRANCE PORCH, HALLWAY, LOUNGE, SEPARATE DINING ROOM, KITCHEN, LARGE BATHROOM WITH A SHOWER, AND TWO DOUBLE BEDROOMS. THE ROOF SPACE HAS BEEN CONVERTED INTO A ROOM ACCESSIBLE VIA A LOFT LADDER. THE PROPERTY BENEFITS FROM LPG GAS-FIRED CENTRAL HEATING AND UPVC WINDOWS AND DOORS.**

**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: this detached, older-style bungalow sits slightly elevated and set back from the road, featuring good-sized gardens front and back. There's plenty of driveway parking, with additional parking and a garage to the rear. Inside, the property includes an entrance porch, hallway, lounge, separate dining room, kitchen, large bathroom with shower, and two double bedrooms. A room has been formed in the roof space, accessible via a loft ladder. The property benefits from LPG gas-fired central heating and UPVC windows and doors.

Situated in High Street in Lanjeth, a small hamlet 2.5 miles east of St Austell town, just past Trewoon, offers a semi-rural setting with quick and easy access to St Austell Town.

### Room Descriptions

#### Lounge

12' 0" x 11' 6" (3.66m x 3.51m)  
Enjoying large window to the front, natural slate open fireplace with wood burner inset, archway through to the dining room.

#### Dining Room

15' 6" x 11' 6" (4.72m x 3.51m)  
narrowing to 11'10" window to the side, telephone point, door through to the kitchen.

#### Kitchen

10' 0" x 12' 0" (3.05m x 3.66m)  
With full glazed door to the rear, window to the side and rear, fitted with a good range of base units and high level cupboards, space and plumbing for washing machine, built in electric oven with ceramic hob above, extractor fan, stripe light, space for fridge, built in shelved cupboard, second built in cupboard housing wall mounted LPG gas boiler.

#### Entrance porch

With part glazed leaded light composite door, leading to a full glazed UPVC door leading to a small lobby which then leads to the entrance hall.

#### Hall

With access to the roof void, there is a ladder leading to the roof area which is fully boarded, with Velux window, and formed as an attic room. PIV air circulation unit.

#### Bedroom 2

12' 0" x 11' 0" (3.66m x 3.35m)  
With large window to the front.

#### Bathroom

8' 6" x 11' 5" (2.59m x 3.48m)  
Fitted with a white suite comprising panelled bath, low level W.C. wash hand basin, separate shower cubicle with mains powered shower, airing cupboard with built in hot water tank and shelving.

#### Bedroom 1

12' 0" x 15' 0" (3.66m x 4.57m)  
Built in double wardrobe cupboard, window to the rear.

#### Garage

22' 0" x 12' 5" (6.71m x 3.78m)  
With power and light connected, window to the side.

#### Outside

The front of the property features a spacious lawned garden with a central pathway leading to the front door. A concrete driveway to the side provides parking for 4-5 cars and extends to the rear parking courtyard, granting access to the garage and additional parking/turning area. From the courtyard, a few steps lead up to another lawned garden, which backs onto a small paddock.