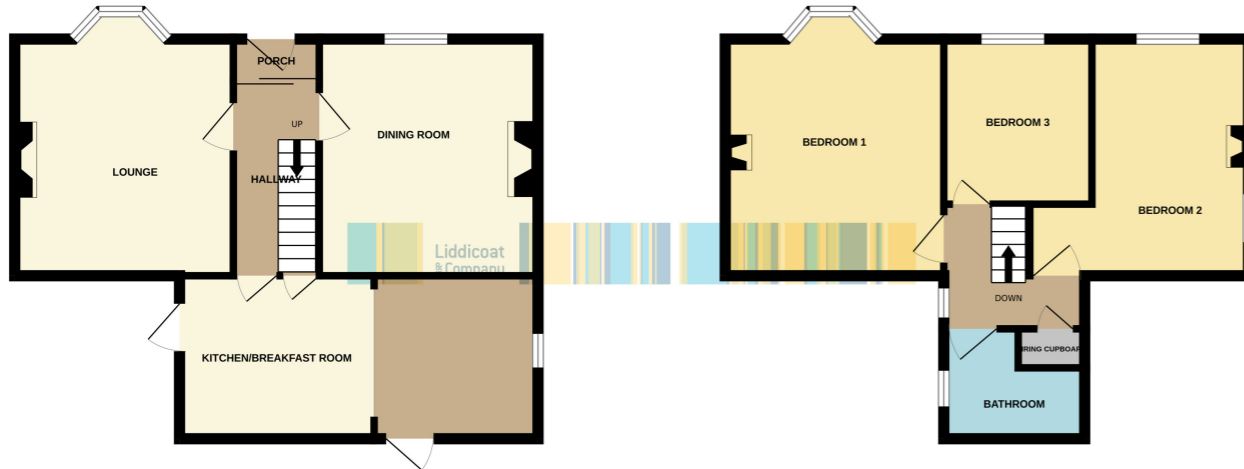


GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.3 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.
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73 THORNPARK ROAD, ST AUSTELL, CORNWALL PL25 4DP

PRICE £270,000



FOR SALE AN OLDER STYLE DETACHED THREE BEDROOM HOUSE RIPE FOR IMPROVEMENT, CONVENIENTLY SITUATED WITHIN EASY WALKING DISTANCE TO LOCAL SHOPS AND SCHOOLS. THE PROPERTY ENJOYS A GENEROUS GARDEN, WITH POSSIBLE POTENTIAL FOR DEVELOPMENT. THE ACCOMMODATION IN BRIEF COMPRISES OF ENTRANCE PORCH LEADING TO THE HALL, LOUNGE, KITCHEN, SEPARATE DINING ROOM, LANDING, THREE BEDROOMS AND BATHROOM. PLENTY OF PARKING PROVIDED.

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

For sale an older style detached three bedroom house ripe for improvement conveniently situated within easy walking distance to local shops and schools. The property enjoys a generous garden, with possible potential for development. The accommodation in brief comprises of, Entrance porch leading to the hall, lounge, kitchen, separate dining room, landing, three bedrooms and bathroom. Plenty of parking provided and a large level garden with excellent landscaping possibilities.

Room Descriptions

Porch

With half glazed door to the front porch and sliding glazed door to the entrance hall. Mosaic tiled floor.

Hall

With stairs to the first floor, with storage accessed from the kitchen, Mosaic tiled floor. Night storage heater.

Dining Room

12' 5" x 11' 6" (3.78m x 3.51m)
Window to the front, tiled open fireplace, night storage heater, dado rail.

Lounge

11' 5" x 12' 5" (3.48m x 3.78m)
Plus a small bay window, Slate tiled open fireplace, leaded light glazed display cabinet, night storage heater.

Kitchen/breakfast room

9' 5" x 8' 7" (2.87m x 2.62m) plus the second area 7' 3" x 7' 7" (2.21m x 2.31m), With part glazed U.p.v.c. door to the rear, window to the side, night storage heater, access to the under stair cupboard, enamel sink unit and various cupboards, Parkway room heater, (not tested). fitted with a range of base units, door to the rear lobby, window to the side. The lobby provides access to the W.C.

Landing

With landing window and airing cupboard.

Bathroom

5' 9" x 8' 0" (1.75m x 2.44m) fitted with panelled bath, electric shower over, low level W.C. wash hand basin, window to the side.

Bedroom 1

12' 4" x 11' 6" (3.76m x 3.51m)
With bay window, open fireplace and bay window to the front.

Bedroom 2

11' 7" x 12' 4" (3.53m x 3.76m)
narrowing to 7'7" with window to the front and side, open fireplace.

Bedroom 3

8' 8" x 7' 8" (2.64m x 2.34m)
Window to the front, fitted wardrobes.

Outside

To the front of the property is a level lawned area of garden and wooden gate providing vehicular access to the side and rear. There is ample space for a garage to be erected. The rear is level and particularly large and it is considered there might be potential for further development, (subject to planning consent).