

GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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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**24A NEW HOUSE, BETHEL ROAD, ST AUSTELL, CORNWALL
PL25 3HB**

PRICE £415,000



FOR SALE A BRAND NEW DETACHED FOUR BEDROOM DORMER BUNGALOW OFFERING INDIVIDUAL AND DECEPTIVELY SPACIOUS ACCOMMODATION SITUATED ON THE LEVEL CLOSE TO LOCAL SHOPS AND SCHOOLS WITHIN THIS VERY POPULAR RESIDENTIAL AREA. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, OPEN PLAN KITCHEN/DINING ROOM, UTILITY ROOM, GROUND FLOOR BATHROOM, FOUR BEDROOMS, (ONE BEING TO THE GROUND FLOOR WHICH COULD EASILY BE USED AS A STUDY OR SECOND LOUNGE) AND SHOWER ROOM. THE PROPERTY WILL BE NEARING COMPLETION IN 3/4 MONTHS. THE PROPERTY HAS THE BENEFIT OF AIR SOURCE HEATING WITH UNDERFLOOR HEATING TO THE

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 a brand new detached four bedroom dormer bungalow offering individual and deceptively spacious accommodation situated on the level close to local shops and schools within this very popular residential area. In brief the accommodation comprises of Entrance hall, open plan kitchen/dining room, utility room, ground floor bathroom, four bedrooms, (one being to the ground floor which could easily be used as a study or second lounge) and shower room. The property will be nearing completion in 3/4 months. The property has the benefit of air source heating with underfloor heating to the ground floor and U.p.v.c. windows and doors. The property has vehicular access from Dennison Avenue and will enjoy ample parking for 3/4 cars. Level gardens. This brand new property is ideal for family or couple alike, being maintainance free and having versatile accommodation within walking distance to shops and schools. Here are some of the specifications listed by the developer, please note this could be subject to change. Internal features include, LED low voltage lighting throughout, Oak finished doors, ceramic tiles fitted to the walls and floors in the two bathrooms, both with showers fitted, the kitchen will have a double oven, induction hob unit, space for American style fridge/freezer and dishwasher, Sila stone solid worktops and upstands. Attractive glass and Oak feature staircase, Antracite U.p.v.c. windows and doors.

Externally a tarmac driveway with parking for upto 4 cars, patio and path areas finished in Indian grey sandstone, electric charging point, high fencing providing good privacy.

Room Descriptions

Entrance Hall

UPVC door, double side screens either side, stairs to the first floor, useful storage cupboard.

Kitchen/ Dining Room

5.133m x 3.48m (16' 10" x 11' 5") window to the front, patio doors leading off from the dining area to the driveway garden area.

Lounge

4.052m x 3.466m (13' 4" x 11' 4") window to the front.

Bedroom 4

3m x 3.46m (9' 10" x 11' 4") side window and door leading to the garden area.

Bathroom

Three piece suite finished in white with tiled floor and walls, radiator. Shower fitting over the bath.

Utility Area

2.1m x 1.9m (6' 11" x 6' 3") door and window to the side, large cupboard housing hot water cylinder.

First Floor

Bedroom One

4.5m x 4.666m (14' 9" x 15' 4") bay window to front and Velux window.

Bedroom Two

2.38m x 3.46m (7' 10" x 11' 4") plus dormer window to front.

Bedroom Three

3.466m x 2m (11' 4" x 6' 7") small dormer and skylight to the rear.

Bathroom

1.9m x 1.92m (6' 3" x 6' 4") dormer window to the rear. finished in white with shower over the bath, tiled floor and walls.

Outside

The property is approached from Dennison Avenue via a tarmac driveway which provides ample parking for up to four cars. there will be a patio and pathways finished in Grey Indian stone. High fencing will be used to provide a private area with lawn to the left hand side.