


The floor plan shows a two-story house. The ground floor (left) features a Kitchen, Dining Room, Lounge, and a central Hallway. The first floor (right) includes a Bathroom, Bedroom 1, Bedroom 2, and Bedroom 3. A central hallway connects the two floors, with a 'DOWN' arrow indicating the staircase. The plan is color-coded: yellow for living areas, brown for hallways, blue for the bathroom, and green for bedrooms. A striped pattern is used for the central hallway and the staircase area.

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## A photograph of a row of terraced houses in a residential area. The houses have grey and white facades, multiple windows, and a dark roof. A large, overgrown grassy area is in the foreground, and a paved path leads towards the houses. A wooden fence is on the left, and a concrete wall is on the right. The sky is blue with white clouds.



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### The Property

For sale an older style mid terraced three bedroom house which requires general updating and modernisation conveniently located within walking distance of local shops and schools within the Bethel Boscoppa area of St Austell lying approximately 1 mile from the town centre. The property offers good potential with large level front and rear gardens. Parking can easily be made to the front with the size of garden available. Briefly the accommodation comprises of Entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom.

Immediate improvements to the accommodation could be to remove the hall therefore increasing the lounge size quite dramatically and doing the same in the dining room and kitchen to make a lounge dining room.

### Room Descriptions

#### Entrance Hall

12' 3" x 7' 0" (3.73m x 2.13m) With part glazed UPVC door, door leading to the lounge and the dining room. Stairs leading to the first floor.

#### Lounge

13' 0" x 12' 8" (3.96m x 3.86m) UPVC Window to the front, extended Slate open fireplace, open beamed ceiling.

#### Dining Room

11' 0" x 10' 3" (3.35m x 3.12m) UPVC Window to the rear, door through to the kitchen.

#### Kitchen

10' 6" x 4' 8" (3.20m x 1.42m) UPVC door and window to the rear, a small range of units.

#### Bedroom

10' 0" x 8' 3" (3.05m x 2.51m) With built in wardrobe storage.

#### Bedroom 2

9' 6" x 7' 0" (2.90m x 2.13m) UPVC window to the front.

#### Bedroom 3

11' 0" x 10' 5" (3.35m x 3.17m) UPVC window to the rear.

#### Bathroom

10' 6" x 4' 8" (3.20m x 1.42m) fitted with built in airing cupboard a coloured three piece suite and UPVC window to the rear.

#### Outside

To the front of the property is a large level lawned garden which can easily offer potential for parking and space for a garage, subject to planning consent. The rear garden is also level and large but required some cultivation.