

MENEAR ROAD, ST AUSTELL, CORNWALLPL25 3DE

PRICE £215,000



THIS NON ESTATE DETACHED TWO-BEDROOM BUNGALOW OF CORNISH UNIT CONSTRUCTION IS OFFERED FOR SALE WITH NO ONWARD CHAIN, SITUATED IN A SOUGHT-AFTER RESIDENTIAL AREA CLOSE TO LOCAL SHOPS AND LESS THAN A MILE FROM ST AUSTELL TOWN CENTRE. BENEFITING FROM A LEVEL GARDEN AND EASY ACCESS, THE PROPERTY FEATURES GAS CENTRAL HEATING AND DOUBLE-GLAZED WINDOWS AND DOORS. THE WELL-APPOINTED ACCOMMODATION INCLUDES AN ENTRANCE HALL, SPACIOUS LOUNGE/DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, AND A BATHROOM. OUTSIDE, THERE IS A DETACHED GARAGE, AMPLE PARKING, AND BEAUTIFULLY MAINTAINED LEVEL GARDENS AT THE FRONT AND REAR.

**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

This non estate detached two-bedroom bungalow of Cornish Unit construction is offered for sale with no onward chain, situated in a sought-after residential area close to local shops and less than a mile from St Austell town centre. Benefiting from a level garden and easy access, the property features gas central heating and double-glazed windows and doors. The well-appointed accommodation includes an entrance hall, spacious lounge/dining room, kitchen, two double bedrooms, and a bathroom. Outside, there is a detached garage, ample parking, and beautifully maintained level gardens at the front and rear.

Within the immediate area there is access to local shops and schools with local beaches also approximately 1 mile distant. St Austell, one of Cornwall's largest towns, is known for its rich history and stunning coastal scenery. Once the heart of the china clay industry, it now serves as a gateway to some of Cornwall's most famous attractions. Just a short distance away lies the picturesque harbour village of Charlestown, a UNESCO-listed site renowned for its historic tall ships and appearances in films and TV dramas. Nearby, the world-famous Eden Project offers an unforgettable experience, featuring massive biomes housing diverse plant life from around the globe. With beautiful beaches, scenic countryside, and excellent local amenities, St Austell is an ideal location.

### Room Descriptions

#### Entrance hall

10' 9" x 6' 0" (3.28m x 1.83m) A fully glazed door with a matching side panel welcomes you into the property, allowing plenty of natural light to flow through. A convenient hat and coat cupboard provides practical storage, while an airing cupboard houses the hot water tank. There is also access to the roof void, offering additional storage potential.

#### Kitchen

10' 3" x 10' 3" (3.12m x 3.12m) This bright and airy kitchen features windows to the rear and side, along with a fully glazed door that enhances natural light. A breakfast bar offers a convenient dining space, while a range of base units and high-level cupboards provide ample storage. There is space and plumbing for a washing machine, as well as room for a cooker, making this a practical and well-equipped kitchen.

#### Lounge

17' 0" x 13' 8" (5.18m x 4.17m) A large picture window at the rear and an additional side window fill the room with natural light, creating a bright and welcoming space. A gas fire, set on an elegant marble hearth, adds warmth and character. The fire also features a back boiler, efficiently supplying both the central heating radiators and hot water system.

#### Bathroom

5' 9" x 5' 8" (1.75m x 1.73m) This bathroom features a rear-facing window, a panelled bath with a shower attachment, a wash basin, and a low-level WC. The fully tiled walls add a sleek, easy-to-maintain finish, while a fluorescent light with a built-in shaver socket provides added convenience.

#### Bedroom 1

13' 7" x 11' 0" (4.14m x 3.35m) Window to the front.

#### Bedroom 2

10' 1" x 10' 2" (3.07m x 3.10m) Window to the front.

#### Outside

Surrounded by beautifully maintained gardens to the front, rear, and side, this property offers an inviting outdoor space perfect for relaxation. A long tarmac driveway leads to the rear, providing ample parking and access to a detached garage. The front garden features a well-kept lawn, while a neat shrub border enhances the property's charm along the boundary. At the rear, a further tarmac area, a paved patio, and a lawn create a versatile outdoor setting ideal for entertaining or simply enjoying the surroundings.