



**TRESLEIGH, CHAPEL HILL, STICKER, ST AUSTELL,
CORNWALL PL26 7HG**

PRICE £325,000



FOR SALE A DETACHED THREE BEDROOM BUNGALOW SITUATED IN A VERY POPULAR AND SOUGHT AFTER VILLAGE POSITION BACKING ONTO OPEN FIELDS WITH A DELIGHTFULLY MATURE LARGE REAR GARDEN. THE PROPERTY IS CHAIN FREE AND DOES REQUIRE MODERNISATION INTERNALLY. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, (IS LARGE ENOUGH TO PUT A TABLE IN), KITCHEN, LOUNGE, THREE BEDROOMS, SHOWER ROOM, UTILITY ROOM WITH CLOAKROOM, ATTACHED GARAGE.

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.



Room Descriptions

Entrance Hall/ Dining Area

2.94m x 3.089m (9' 8" x 10' 2") narrows to 2.14. Fully glazed aluminium door, roof access. Small hat and coat cupboard, night storage heater.

Utility Room

4.968m x 2.123m (16' 4" x 7' 0") with half glazed UPVC door and window to the front, plumbing for washing machine and half glazed door to the rear. Electric switch to operate the electric garage door.

Cloakroom

Window to the rear, low level WC, wash hand basin and strip light.

Kitchen

3.25m x 3.296m (10' 8" x 10' 10") Worcester floor mounted boiler, sink unit, worktop space below, tiling round the kitchen wall, base units, space for cooker and extractor. Airing cupboard with cooper cylinder.

Lounge

15' 11" x 10' 3" (4.85m x 3.12m) With large window to the front, with night storage heater, 4 wall lights, open fireplace.

Shower Room

1.7m x 1.9m (5' 7" x 6' 3") window to front, radiator, extractor, double shower cubicle, Trident electric shower, vanity unit with storage, concealed cistern with low level WC.

Bedroom 1

3.196m x 3.584m (10' 6" x 11' 9") large window to the rear, fitted wardrobe furniture, radiator and wall light.

Bedroom 2

4.044m x 2.475m (13' 3" x 8' 1") window to front and side, radiator.

Bedroom 3

2.53m x 2.375m (8' 4" x 7' 10") radiator, window to the rear.

Outside

Tresliegh offers a large level mature plot with gardens to the front and rear. To the front there is a tarmac driveway suitable for parking several cars and access to the garage. To the left hand side there is a path leading to the rear where there is an extensive garden full of mature shrubs trees and plants. Further to the rear there is a small vegetable plot with timber garden shed and greenhouse.

Garage

4.466m x 2.670m (14' 8" x 8' 9") remote control roller door.

The Property

For sale a detached three bedroom bungalow situated in a very popular and sought after village position backing onto open fields with a delightfully mature large rear garden. The property is chain free and does require modernisation internally. In brief the accommodation comprises of entrance hall, (is large enough to put a table in), kitchen, lounge, three bedrooms, shower room, utility room with cloakroom, attached garage.

Sticker is a sought after rural village lying to the West of St Austell by approximately 2 miles and well placed towards Truro which is a 20 minute drive.

There is a local pub and shop/post office and an active local village community.

There is scope for improvement and plenty of room to extend the property, subject to planning consent.

Please also note the property is of non standard construction.