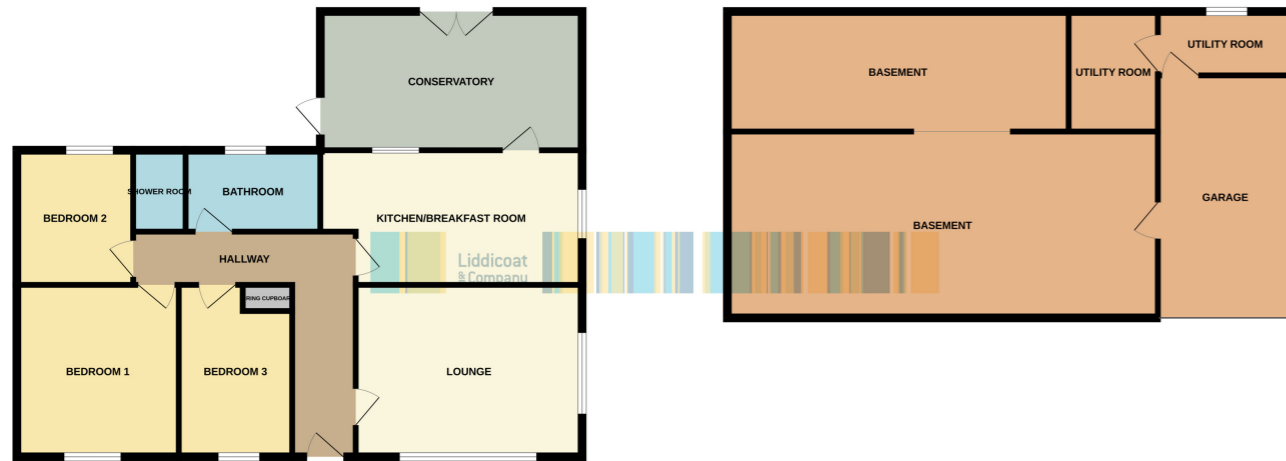


GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.

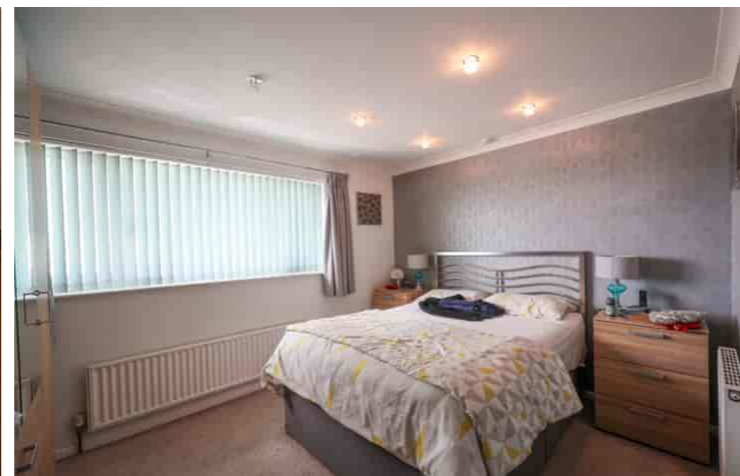
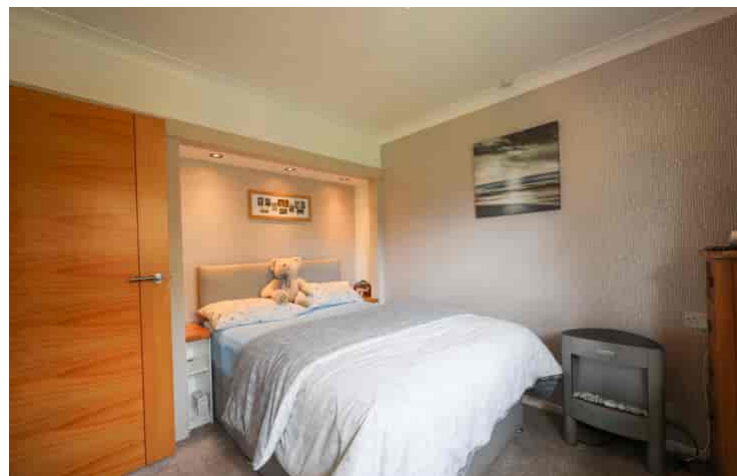
1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1755 sq.ft. (163.1 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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5 TREMENA GARDENS, ST AUSTELL, CORNWALL PL25 5QH

PRICE £395,000



A WELL PRESENTED DETACHED BUNGALOW SITUATED IN A QUIET ESTABLISHED RESIDENTIAL AREA WITHIN EASY ACCESS TO THE TOWN CENTRE ONLY MINUTES AWAY. ENJOYS EXTENSIVE COUNTRYSIDE VIEWS FOR MANY MILES. THE ACCOMMODATION OFFERS HUGE POTENTIAL TO INCREASE THE LIVING AREA AND FORM A SEPARATE ANNEX OR JUST ADDITIONAL LIVING ACCOMMODATION. AT PRESENT THE ACCOMMODATION COMPRISES, ENTRANCE HALL, LOUNGE, KITCHEN/BREAKFAST ROOM, LARGE CONSERVATORY/SUN ROOM, THREE BEDROOMS, MAIN BATHROOM AND EN SUITE SHOWER ROOM, INTEGRAL GARAGE, WITH SEPARATE GARDEN STORE, UTILITY AREA AND THE WHOLE LOWER FLOOR WHICH IS RIPE FOR CONVERSION. PARKING AT THE FRONT FOR THREE CARS, GENEROUS REAR GARDEN WITH LAWN AND PATIO.

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.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933





The Property

A well presented detached bungalow situated in a quiet established residential area within easy access to the town centre only minutes away. Enjoys extensive countryside views for many miles. The accommodation offers huge potential to increase the living area and form a separate annex or just additional living accommodation. At present the accommodation comprises, entrance hall, lounge, kitchen/breakfast room, large conservatory/sun room, three bedrooms, main bathroom and en suite shower room, integral garage, with separate garden store, utility area and the whole lower floor which is ripe for conversion. Parking at the front for three cars, generous rear garden with lawn and patio.

The property benefits from gas central heating, and U.p.v.c. windows and doors.

Room Descriptions

Entrance Hall

Part glazed U.p.v.c. panelled door and side screen to the entrance hall, aluminium radiator, access to the roof via a ladder, hat and coat cupboard with radiator, central heating control.

Kitchen/breakfast room

17' 6" x 8' 4" (5.33m x 2.54m) With attractive tiled floor, built in double oven, built in microwave, built in fridge and freezer, four ring gas hob unit, stainless steel extractor, glass splashback, space and plumbing for washing machine, built in dishwasher, two built in carousel units, pull out storage unit, breakfast bar, recessed low voltage lighting, window to the side and rear, door leading through to the conservatory.

Lounge

14' 8" x 11' 3" (4.47m x 3.43m) Large window to the front and side with wide open aspect for many miles.

Bedroom 1

12' 3" x 9' 8" (3.73m x 2.95m) Feature recessed low voltage lighting, window to the front.

Bedroom 2

10' 0" x 8' 6" (3.05m x 2.59m) With lighted recess and wardrobe, window to the rear, door to the en suite.

En Suite Shower

5' 0" x 3' 3" (1.52m x 0.99m) Fitted with a concealed cistern W.C. vanity unit with cupboard and mixer tap, vinyl wall cladding, shower cubicle with Triton shower unit.

Bedroom 3

9' 7" x 6' 3" (2.92m x 1.91m) Fitted with a range of built in storage units and wardrobes, desk with concealed pull down bed, window to the front.

Bathroom

8' 0" x 5' 0" (2.44m x 1.52m) Attractive fully tiled walls, tiled panelled bath with electric shower over and shower screen, vanity unit with circular bowl set on the top, mixer tap and storage below, low level W.C. window to the rear.

Conservatory

18' 0" x 9' 5" (5.49m x 2.87m) Full glazed door to the side and French doors leading onto the rear garden. low voltage soffett lighting, white perspex roof, ceramic tiled floor.

Garage

21' 0" x 9' 0" (6.40m x 2.74m) With power and light metal up and over door to the front, wall mounted gas fired boiler. Garden store room. 7' 3" x 7' 2" (2.21m x 2.18m) with window to the side.

Utility Room/ cloakroom

fitted with a range of cupboards,

Lower floor Area

17' 6" x 11' 3" (5.33m x 3.43m) This is accessed from the garage and leads to a large room with window to the front, telephone, RCD unit, stripe light, factory lagged hot water tank, we then walk through to the potential bathroom, 9' 3" x 8' 6" (2.82m x 2.59m).

Potential Bedroom 8' 6" x 12' 0" (2.59m x 3.66m) window to the rear.

Potential Bedroom 8' 6" x 11' 3" (2.59m x 3.43m)

Outside

To the front of the property is a driveway leading to the garage and a further hardstanding area for two cars. There are steps leading up to the front door and side access leading to the rear garden. The rear garden is suprisingly large mainly laid to lawn with an enclosed slate gravelled patio area. To the rear there is also access to a rear service road.