

GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq ft. (52.8 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 inaccuracy. Prospective buyers are advised to make their own arrangements to satisfy themselves as to the details of the property. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Made with Metropac 62025



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.

GRIBBEN CLOSE, ST AUSTELL

PRICE £199,950



OFFERED FOR SALE WITH NO ONWARD CHAIN, THIS WELL-POSITIONED SEMI-DETACHED BUNGALOW IS NESTLED IN A TRANQUIL CUL-DE-SAC AND BOASTS LOVELY COASTAL VIEWS FROM THE REAR. THE ACCOMMODATION BRIEFLY COMPRISES A SIDE ENTRANCE LOBBY, HALLWAY, LOUNGE/DINING ROOM, KITCHEN, WET ROOM, AND TWO BEDROOMS WITH FITTED WARDROBES. EXTERNALLY, THE PROPERTY FEATURES A GARAGE, A RAISED TIMBER DECKED AREA TO THE REAR, A SMALL GARDEN, A BRICK-PAVED DRIVEWAY, AND A LEVEL FRONT GARDEN. WHILE THE PROPERTY WOULD BENEFIT FROM UPDATING, IT PRESENTS AN EXCELLENT OPPORTUNITY FOR SOMEONE TO MAKE IT THEIR OWN.

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The Property

Offered for sale with no onward chain, this well-positioned semi-detached bungalow is nestled in a tranquil cul-de-sac and boasts lovely coastal views from the rear. The accommodation briefly comprises a side entrance lobby, hallway, lounge/dining room, kitchen, wet room, and two bedrooms. Externally, the property features a garage, a raised timber decked area, a small rear garden, a brick-paved driveway, and a level front garden. While the property would benefit from updating, it presents an excellent opportunity for someone to make it their own.

Room Descriptions

Side Entrance Lobby

5' 1" x 7' 3" (1.55m x 2.21m) Fitted with an half glazed door providing access to the attached garage with door leading into the garage, Part glazed door leading to the rear garden.

Hall

With built in storage cupboard.

Lounge/Dining Room

15' 10" x 12' 7" (4.83m x 3.84m)
With an open fireplace, large window to the front, door leading through to the kitchen.

Kitchen

8' 6" x 8' 9" (2.59m x 2.67m) With window to the side and front, fitted with a small range of base units,

space for cooker, space and plumbing for washing machine.

Bedroom 1

12' 2" x 9' 5" (3.71m x 2.87m)
Window to the rear, three sets of fitted wardrobes.

Bedroom 2

10' 2" x 7' 4" (3.10m x 2.24m)
Fitted wardrobes, window to the rear.

Wet Room

Window to the side, low level W.C. wash hand basin, electric shower.

Outside

To the front of the property is a level lawned and to the right hand side a brick paved driveway

providing access to a block built garage. The rear garden has a raised timber decked patio with a pleasant distant sea view. There is also a small garden area to the side.

Garage

16' 6" x 8' 6" (5.03m x 2.59m) With metal up and over door and a personal door to the side.