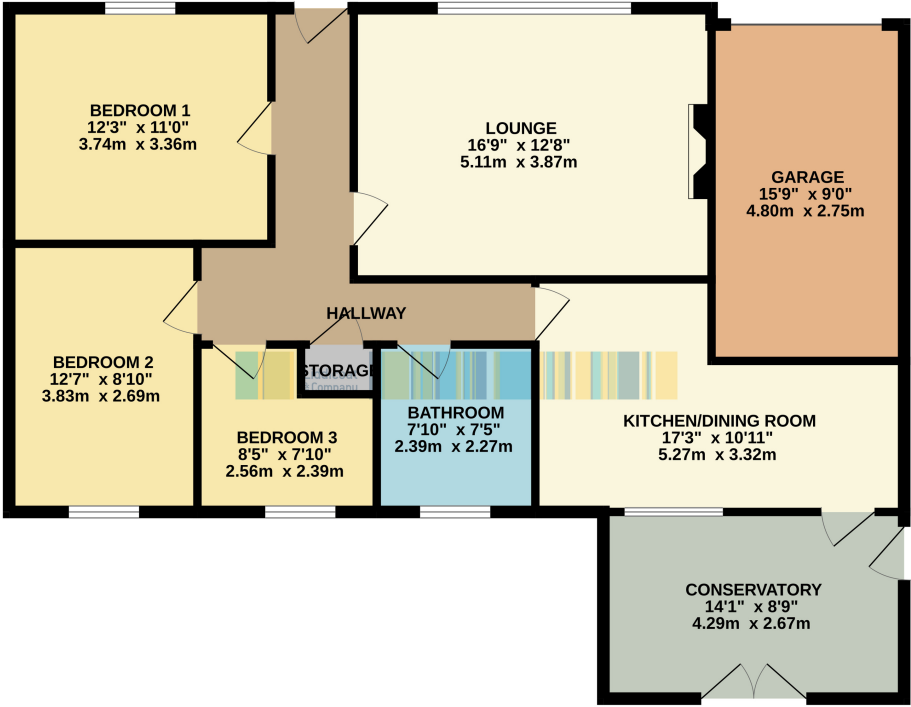


GROUND FLOOR
1102 sq.ft. (102.4 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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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.



PRUDASCO, CROWN ROAD, WHITEMOOR

PRICE £290,000



FOR SALE WITH NO ONWARD CHAIN, THIS MODERN DETACHED THREE-BEDROOM BUNGALOW IS LOCATED IN A PEACEFUL, NON-ESTATE VILLAGE SETTING. THE WELL-DESIGNED ACCOMMODATION INCLUDES AN ENTRANCE HALL, SPACIOUS LOUNGE/DINING ROOM, KITCHEN, CONSERVATORY, THREE BEDROOMS, AND A BATHROOM. ADDITIONAL BENEFITS INCLUDE AN INTEGRAL GARAGE AND OIL CENTRAL HEATING. OUTSIDE, THE REAR GARDEN IS LEVEL AND FULLY ENCLOSED, OFFERING PRIVACY, WHILE THE FRONT FEATURES PARKING FOR 2-3 CARS ALONG WITH A NEAT, LAWNED AREA.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL
Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933



The Property

For sale with no onward chain, this modern detached three-bedroom bungalow is located in a peaceful, non-estate village setting. The well-designed accommodation includes an entrance hall, spacious lounge/dining room, kitchen, conservatory, three bedrooms, and a bathroom. Additional benefits include an integral garage and oil central heating. Outside, the rear garden is level and fully enclosed, offering privacy, while the front features parking for 2-3 cars along with a neat, lawned area.

Whitemoor is a peaceful village located just a few miles from St Austell, offering a rural setting while still being conveniently close to local amenities and transport links. Surrounded by picturesque countryside, Whitemoor provides a tranquil environment for those seeking a slower pace of life, with scenic walks and nature spots nearby. The village is well-connected to St Austell town centre, where residents can access a wide range of shops, schools, and services. With its blend of countryside charm and accessibility, Whitemoor is an ideal location for families and those looking for a quieter lifestyle, yet still within easy reach of the coast and the A30 giving easy links through Cornwall.

Room Descriptions

Entrance Hall

With full glazed door and side screen leading into the property, access to the roof void, airing cupboard with slatted shelving and radiator.

Shower Room

2.93m x 2.18m (9' 7" x 7' 2") A fully tiled room with vanity unit and storage below, three walls tiled, extractor fan, window to the rear, a double shower cubicle with a Mira Sport shower, low level W.C.

Kitchen/Breakfast room

3.37m x 5.2m (11' 1" x 17' 1") Max, tiled effect floor, half glazed door to the rear, and window to the rear,, built in electric oven, ceramic hob with extractor above, built in dishwasher, space and plumbing for washing machine, built in fridge/freezer, door leading through to the conservatory.

Conservatory

4.6m x 2.57m (15' 1" x 8' 5") finished with a perspex pitched hipped roof, single door to the side, and French doors to the rear garden.

Bedroom 3

2.49m x 2.3m (8' 2" x 7' 7") max
With window to the rear.

Bedroom 2

2.68m x 3.8m (8' 10" x 12' 6")
Window to the rear.

Bedroom 1

3.26m x 3.73m (10' 8" x 12' 3")
Window to the front.

Lounge

4.97m x 3.67m (16' 4" x 12' 0")
window to the front, Mock fireplace with wooden surround.

Garage

With metal up and over door, power and light connected.

Outside

Prudasco is approached from the road and has a brick paved driveway providing access to the garage. To the left of the driveway is a small gravelled area and this leads to a wooden side gate providing access to the rear. The main area of the front garden is laid to lawn and a small dwarf stone wall forms the front boundary. There is also access to the rear from the right hand side of the property. The rear garden is level and mainly laid to lawn with some mature shrubs. There is a small paved patio to the rear of the conservatory, and a wooden screen hiding the oil tank.