

GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 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.
Made with Metripx 12/2014



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.

43 BOSCOPPA ROAD, ST AUSTELL, CORNWALL PL25 3DT

PRICE £249,950



FOR SALE AND CHAIN FREE IS THIS DETACHED TWO DOUBLE BEDROOM BUNGALOW QUIETLY SITUATED IN A NON ESTATE POSITION ON THE LEVEL AND WITHIN WALKING DISTANCE OF SHOPS AND SCHOOLS WITHIN THE IMMEDIATE AREA. THE PROPERTY DOES REQUIRE UPDATING AND WOULD PROVIDE FOR A COMFORTABLE WELL PROPORTIONED HOME FOR A COUPLE ENJOYING A LARGE PRIVATE MATURE GARDEN TO THE FRONT AND REAR. THE PROPERTY BENEFITS FROM OIL FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS.



The Property

For sale and chain free is this detached two double bedroom bungalow quietly situated in a non estate position on the level and within walking distance of shops and schools within the immediate area. The property does require updating and would provide for a comfortable well proportioned home for a couple enjoying a large private mature garden to the front and rear. The property benefits from oil fired central heating and UPVC double glazed windows. In brief the accommodation comprises of Entrance hall, lounge/dining room, kitchen, two double bedrooms and bathroom. Outside garage and drive way.

Room Descriptions

Entrance Hall

5' 8" x 12' 0" (1.73m x 3.66m) Built in storage cupboard, full glazed door and side screen, access to the roof void.

Lounge

11' 0" x 15' 6" (3.35m x 4.72m) Open fireplace with pointed brick finish raised brick hearth and wooden mantel with woodburner inset, large window to the front, window to the side, two wall lights, alcove with recessed shelving.

Kitchen

10' 3" x 10' 3" (3.12m x 3.12m) Built in lardercupboard with electric meters, floor mounted Grant oil fired boiler supplying radiators and hot water throughout. A small range of units, door leading to the side., built in storage cupboard.

Bedroom 1

10' 3" x 10' 4" (3.12m x 3.15m) Large window to the front.

Bedroom 2

13' 3" x 10' 3" (4.04m x 3.12m) Window to the rear.

Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)

Garage

19' 0" x 9' 0" (5.79m x 2.74m) Metal up and over door, window and door to the side, power connected.

Outside

To the front the property there is a partially shared drive which then leads to number 43 Boscoppa Road which has driveway parking ,access to the garage and gate leading to the front garden. This garden is completely screened from the main road and offering a good variety of flowering plants and mature shrubs. The rear is also very enclosed with a large greenhouse lawn and mature trees.