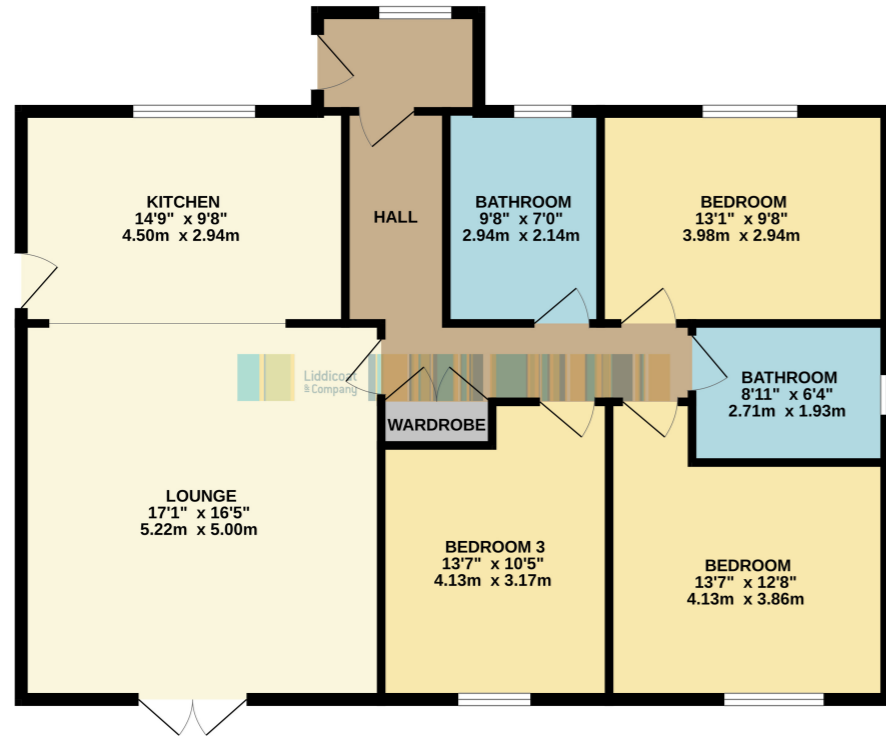


GROUND FLOOR  
1089 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 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 is given 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.

24 BETHEL ROAD, ST AUSTELL, CORNWALL PL25 3HB

PRICE £415,000



LIDDICOAT & COMPANY ARE EXCITED TO OFFER TO THE MARKET AN OPPORTUNITY TO PURCHASE A COMPLETELY REBUILT DETACHED BUNGALOW SITUATED ON THE LEVEL WITHIN THIS POPULAR RESIDENTIAL AREA LYING CLOSE TO ALL THE LOCAL SHOPS AND THE TOWN CENTRE ONLY HALF A MILE DISTANT. THE WELL ARRANGED ACCOMMODATION COMPRISES OF ENTRANCE HALL, WELL FITTED KITCHEN/LIVING ROOM, THREE DOUBLE BEDROOMS, UTILITY STORE, AND TWO BATHROOMS. OUTSIDE DETACHED GARAGE, OFF ROAD PARKING FOR FIVE CARS, PLENTY OF SPACE FOR BOAT AND OR CARAVAN, DEAR DRIVE AND LEVEL LAWNED GARDEN. A PRIME LEVEL LOCATION CLOSE TO ALL



### The Property

An opportunity to purchase a completely rebuilt DETACHED bungalow situated on the LEVEL within this popular residential area lying close to all the local shops and the town centre only half a mile distant. The well arranged accommodation comprises of entrance hall, well fitted kitchen/living room, three double bedrooms, utility store, and two bathrooms. Outside detached garage, off road PARKING for five cars, rear patio and level lawned garden. A prime level location close to all amenities, a perfect turnkey solution for those wishing to acquire an INDIVIDUAL spacious bungalow.

As at the time of print the bungalow will enjoy gas fired central heating and Anthracite Grey U.p.v.c. windows and doors throughout. Internally the kitchen will include a range of built in appliances comprising of fitted double oven and induction hob unit, dishwasher, space for large fridge/freezer and extractor unit. Zoned LED lighting will be employed and Oak finished internal doors. Both bathrooms will have showers fitted with tiled floors and walls.

### Room Descriptions

#### Entrance Porch

With part glazed door and door leading to the entrance hall.

#### Entrance Hall

With two fitted cupboards.

#### Bathroom

Fitted with a white three piece suite comprising panelled bath with shower over, low level W.c. wash hand basin, tiled floor and walls.

#### Kitchen

4.5m x 3m (14' 9" x 9' 10") To be fitted with a good range of units comprising of light Grey fronted units and quartz worksurfaces, built in fridge/freezer, built in double oven with induction hob and extractor over. Large window to the front, door leading to the side.

#### Lounge/Dining Room

5.0m x 5.22m (16' 5" x 17' 2") With door leading to the hall, French doors leading to the rear garden. Low voltage lighting.

#### Bedroom 1

4.0m x 2.95m (13' 1" x 9' 8")  
Window to the front.

#### Bedroom 3

4.13m x 3.2m (13' 7" x 10' 6")  
Window to the rear.

#### Bedroom 2

3.856m x 3.2m (12' 8" x 10' 6")  
Window to the rear.

#### Bathroom Two

Fitted with a white three piece suite comprising panelled bath with shower over, low level W.C. wash hand basin, tiled walls and floors, extractor.