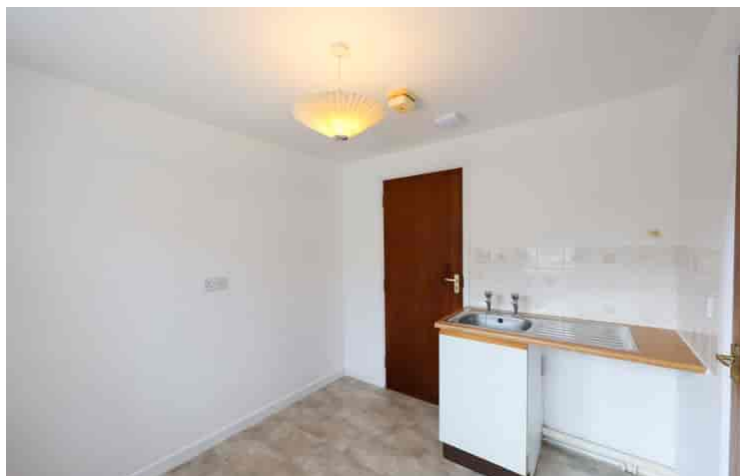


GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) approx.
While 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.

1 KENT CLOSE, ST DENNIS, ST AUSTELL, CORNWALL PL26 8DP

PRICE £299,950



FOR SALE *CHAIN FREE* A DETACHED SPACIOUS TWO DOUBLE BEDROOM BUNGALOW QUIETLY SITUATED IN THIS SELECT SMALL CUL DE SAC WITHIN THIS POPULAR VILLAGE WELL SERVED WITH A GOOD RANGE OF LOCAL SHOPS AND SCHOOLS. IN BRIEF THE ACCOMMODATION COMPRISES OF LARGE ENTRANCE PORCH, HALL, SPACIOUS LOUNGE, KITCHEN/DINING ROOM, UTILITY ROOM, GARAGE, WET ROOM AND TWO DOUBLE BEDROOMS. OUTSIDE HARDSTANDING PARKING SPACES FOR SEVERAL CARS, BOAT AND OR CARAVAN. THE GARDEN IS MAINLY SITUATED TO THE SIDE AND REAR WITH MATURE TREES AND SHRUBS TO THE LEFT HAND BOUNDARY. THE PROEPRTY HAS DOUBLE GLAZED WOODEN STAINED WINDOWS AND DOORS AND BENEFITS FROM ELECTRIC HEATING WITH AN OPEN FIREPLACE IN THE LOUNGE. EPC E49.



The Property

For sale *CHAIN FREE* a detached spacious two double bedroom bungalow quietly situated in this select small cul de sac within this popular village well served with a good range of local shops and schools. In brief the accommodation comprises of Large entrance porch, hall, spacious lounge, kitchen/dining room, utility room, garage, wet room and two double bedrooms. Outside hardstanding parking spaces for several cars, boat and or caravan. The garden is mainly situated to the side and rear with mature trees and shrubs to the left hand boundary. The property has double glazed wooden stained windows and doors and benefits from electric heating with an open fireplace in the lounge.

Room Descriptions

Entrance Porch

6' 2" x 5' 10" (1.88m x 1.78m) Half glazed wood stained door and window to entrance porch, windows to all sides then full glazed door, side screen to entrance hall.

Hall

Alarm control, night storage heater, telephone point, access to roof void, to left access to the lounge.

Shelved airing cupboard with copper cylinder.

Lounge

19' 9" x 15' 0" (6.02m x 4.57m) narrows to slightly to 13'6 then narrows again to 11'8.

Brick open fire place with tiled heath and two inglenooks, night storage heater, two windows to the front, one to the side.

Kitchen

17' 8" x 8' 8" (5.38m x 2.64m) narrowing to 8'1, window to front, range of base units, sink unit, built in fridge, night storage heater, door to utility.

Utility

8' 8" x 8' 1" (2.64m x 2.46m) half glazed door to the rear, window to rear, door opening to garage, sink unit with space and plumbing for washing machine, extractor unit.

Bedroom 2

12' 3" x 9' 4" (3.73m x 2.84m) night storage heater, window to right.

Wet Room

8' 5" x 6' 5" (2.57m x 1.96m) goes to door recess which is 8'9. Vanity cupboard, low level WC, wet room, down flow heater, extractor, Mira Advance shower, with shower screen, window to rear.

Bedroom 1

13' 7" x 11' 3" (4.14m x 3.43m) night storage heater, triple wardrobe, window to side.

Garage

16' 5" x 8' 1" (5.00m x 2.46m) Metal up and over door, power and light, door leading into the utility room.

Outside

There is a small garden to the front with a parking space in front of the garage. To the right is a pathway that leads to the rear courtyard area and further around to the rear the garden forms a level lawn which gets wider and deeper to the left hand side of the bungalow. To the left of the bungalow there is a also concrete hardstanding for several cars. It could also provide parking for a boat and or a caravan. A level easy to maintain garden.