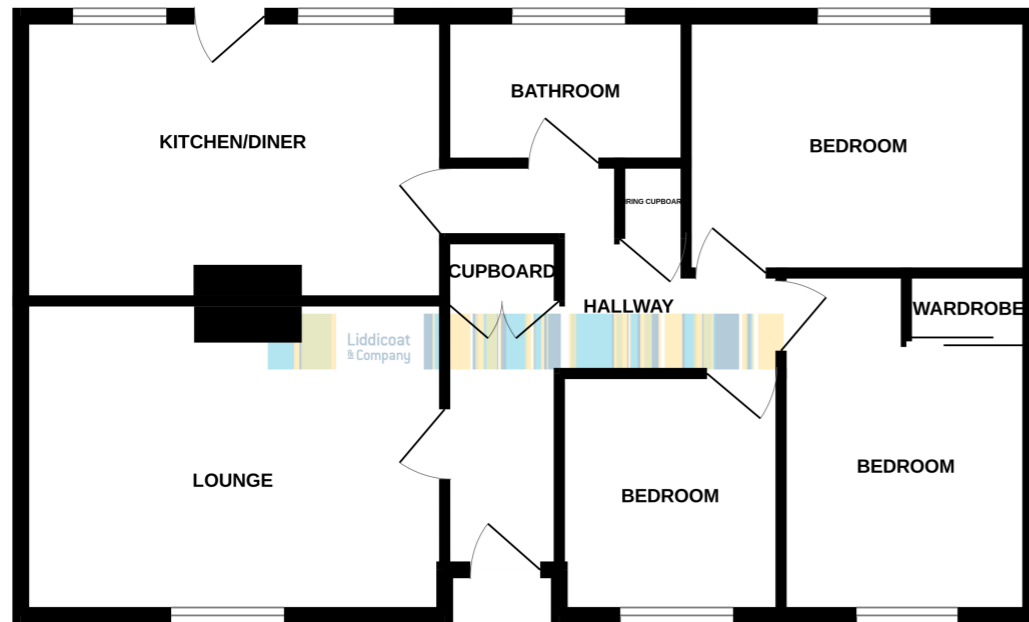
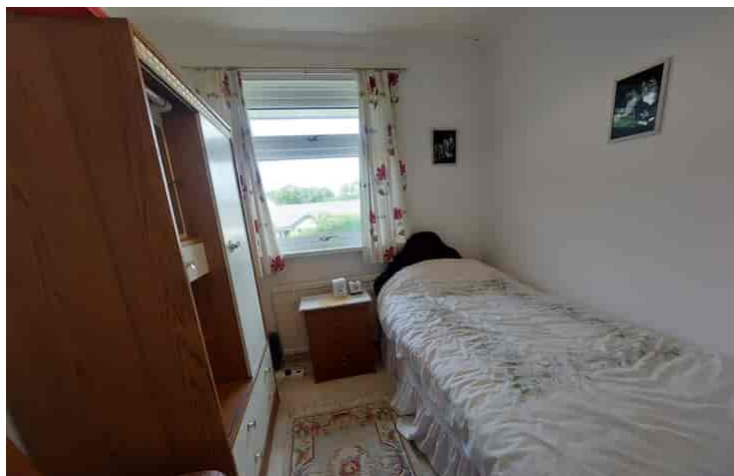


GROUND FLOOR



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.

82 CORMORANT DRIVE, ST AUSTELL, CORNWALL PL25 3BA

PRICE £329,950



LIDDICOAT & COMPANY ARE PLEASED TO OFFER TO THE MARKET THIS DETACHED THREE BEDROOM BUNGALOW SITUATED WITHIN THE POPULAR 'BIRD SANCTUARY' DEVELOPMENT. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND THE ACCOMMODATION COMPRISES OF: LIVING ROOM, KITCHEN/DINER, THREE BEDROOMS AND A BATHROOM. EXTERNALLY THE PROPERTY BENEFITS FROM A FRONT AND REAR GARDEN, DRIVEWAY PARKING AND A GARAGE. LOCATED IN A SMALL CUL-DE-SAC THE PROPERTY IS WITHIN WALKING DISTANCE TO A RANGE OF LOCAL AMENITIES INCLUDING: A BUTCHERS, BAKERY, FISH & CHIPS SHOP, POST OFFICE, TESCO AND LIDL.





## The Property

Liddicoat & Company are pleased to offer to the market this detached three bedroom bungalow situated within the popular 'bird sanctuary' development. The property is offered with no onward chain and the accommodation comprises of: living room, kitchen/diner, three bedrooms and a bathroom. Externally the property benefits from a front and rear garden, driveway parking and a garage. Located in a small cul-de-sac the property is within walking distance to a range of local amenities including: a butchers, bakery, fish & chip shop, post office, Tesco and Lidl.

## Room Descriptions

### Hallway

Radiator. Loft access. Thermostat. Storage cupboard. Airing cupboard housing Worcester 28 CDI gas boiler. Doors leading to:

### Living Room

4.51m x 3.64m (14' 10" x 11' 11"). Window to the front. Radiator. Carpet. Gas fire with a Cornish slate hearth and fire surround with wooden mantle.

### Kitchen / Diner

5.05m x 3.03m (16' 7" x 9' 11") Maximum. Roll top work surface with stainless steel sink and drainer. A range of wall and base mounted units. Integrated eye level AEG oven and AEG hob with extractor fan over. Tiled splash back. Two window to the rear. UPVC door to the rear. Down lights. Laminate flooring.

### Bathroom

2.14m x 2.16m (7' 0" x 7' 1"). Suite comprising of WC, wash basin and bath with electric 'Triton' shower over. Fully tiled. Linoleum flooring. Window to the rear. Extractor fan.

### Bedroom

3.63m x 3.02m (11' 11" x 9' 11"). Window to the rear. Radiator. Carpet.

### Bedroom

3.64m x 2.69m (11' 11" x 8' 10"). Window to the front. Radiator. Carpet. Built in wardrobe.

### Bedroom

2.33m x 2.63m (7' 8" x 8' 8"). Window to the front. Radiator. Carpet.

### Garage

Electric roller garage door. UPVC courtesy door to the rear. Electricity and water.

## External

The front garden is predominately laid to lawn with a well stocked boarder. There is a hard standing driveway for 2 cars in front of the garage.

The rear garden is separated into different sections of lawn and planting beds. Side access leads to the front of the property. There is a large timber shed and greenhouse. There is also a gate leading out of the rear of the garden.