

3 PONDHU CRESCENT, ST AUSTELL PL25 5DT

PRICE £399,950



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LIDDICOAT & COMPANY ARE PLEASED TO OFFER FOR SALE THIS IMPRESSIVE THREE BEDROOM DETACHED HOUSE LOCATED IN A POPULAR POSITION ON THE WESTERN SIDE OF THE TOWN. THIS SPACIOUS PROPERTY ENJOYS MODERN ACCOMMODATION WHICH HAS BEEN SYMPATHETICALLY UPDATED TO RETAIN MANY OF ITS ORIGINAL FEATURES OF WHICH INTERNAL VIEWING IS HIGHLY RECOMMENDED. THE ACCOMMODATION COMPRISES THE FOLLOWING: HALLWAY, LIVING ROOM, DINING ROOM, KITCHEN, UTILITY, LANDING, THREE DOUBLE BEDROOMS, BATHROOM, GAS FIRED CENTRAL HEATING, GARAGE, DRIVEWAY, FRONT/REAR GARDENS AND TIMBER OUTBUILDING (CURRENTLY A HOME BAR). EPC BAND (AWAITING REPORT)

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.

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The Property

Liddicoat & Company are pleased to offer for sale this impressive three bedroom detached house located in a popular position on the western side of the town. This spacious property enjoys modern accommodation which has been sympathetically updated to retain many of its original features of which internal viewing is highly recommended. The accommodation comprises the following: Hallway, Living Room, Dining Room, Kitchen, Utility, Landing, Three Double Bedrooms, Bathroom, Gas Fired Central Heating, Garage, Driveway, front/rear gardens and Timber Outbuilding (currently a home bar). EPC Band (awaiting report)

Room Descriptions

Entrance Hall

An impressive entrance hall with a wide staircase to the first floor, dado rail, radiator, stained glass front entrance door and surround, parkay flooring.

Living Room

13' 9" x 12' (4.19m x 3.66m) plus upvc bay window to front elevation, two frosted glass windows to side, feature fireplace with gas flame fire, picture rail, radiator, timber floorboards.

Dining Room

12' 4" x 11' 2" (3.76m x 3.40m) Upvc window to front elevation, picture rail, timber floorboards, radiator, fireplace with wood burner, archway into

Kitchen

10' 4" x 8' 1" (3.15m x 2.46m) Fitted with a range of wall, base and drawer units with granite work surface over, inset sink and drainer unit, plumbing for dish washer, space for fridge, gas fired range oven, upvc window to rear, heated towel rail. opening into

Inner Lobby

with door to built in pantry with shelving and window to rear

Cloakroom

Low level WC, wash hand basin, radiator, part tiled walls, under stairs storage cupboard.

Rear Porch

Upvc windows and door to rear garden.

First Floor Landing

A spacious landing with upvc window to the rear and built in corner cupboard.

Bedroom 1

13' 8" x 12' 1" (4.17m x 3.68m) plus upvc bay window to front elevation, exposed floorboards, picture rail, inset ceiling mounted spotlights, radiator, ornate fireplace

Bedroom 2

13' 1" x 10' 7" (3.99m x 3.23m) Upvc windows to front and side elevations, radiator, exposed floorboards, picture rail

Bedroom 3

13' 1" x 9' 4" (3.99m x 2.84m) maximum measurements. picture rail, upvc window to front elevation, exposed floorboards, radiator

Bathroom

An L-shaped room with Low level WC, wash hand basin, corner shower cubical with glass surround, panel bath, tiled walls and floor, upvc windows to rear and side, heated towel rail.

Exterior

The property is approached via a resin driveway with parking for numerous vehicles, this in turn leads to the single garage. The front of the property also enjoys a lawn garden as to does the rear along with stone chipped walkways and a raised composite decking area along side the outside bar.

Garage

19' x 9' (5.79m x 2.74m) with up and over door and electric

Outside Bar

11' 3" x 7' 3" (3.43m x 2.21m) timber construction with French doors to the rear garden, spotlights and bar area.

Utility Room

8' 3" x 7' 9" (2.51m x 2.36m) Door to exterior, plumbing for washing machine

Outside Storage Cupboard

Council Tax Band E