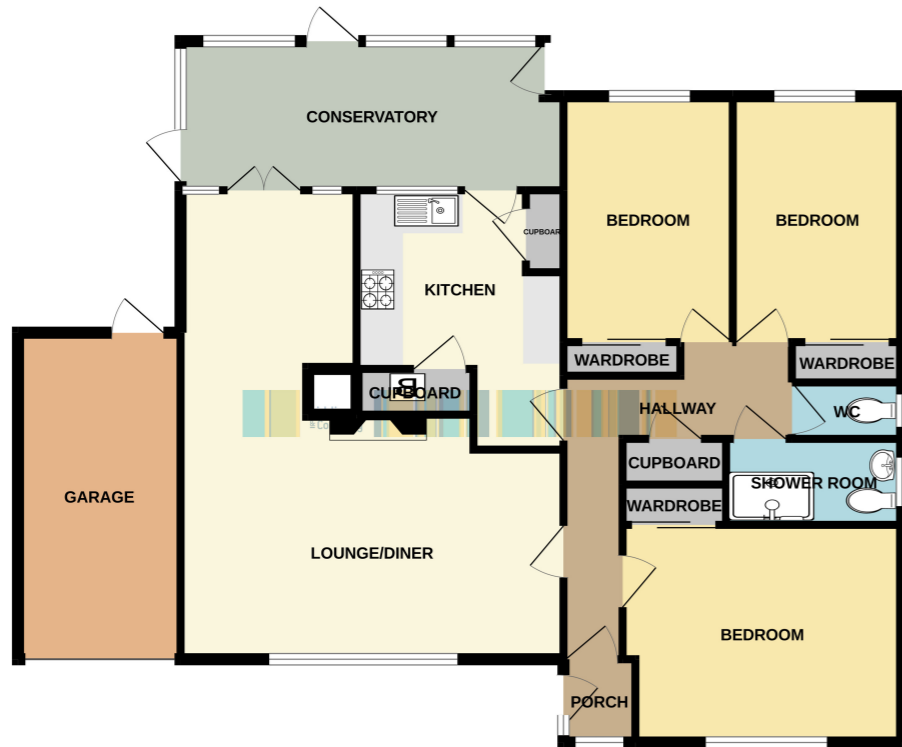
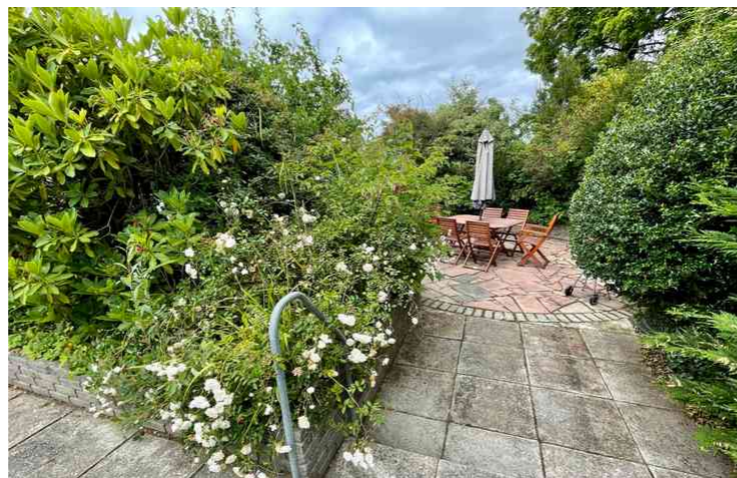


GROUND FLOOR



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.

**2 EDINBURGH CLOSE, CARLYON BAY, ST AUSTELL, CORNWALL
PL25 3PN**

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The Property

Within approximately half a mile is the beach at Carlyon Bay whilst closer still is the cliff top 18-hole golf course, within less than a mile the historic port of Charlestown offers a broad range of restaurants, bars and the now famous harbour and beach. Slightly further afield there are a number of picturesque coves around St Austell Bay together with the Cornish coastal path offering scenic walks. Carlyon Bay offers a range of local amenities whilst St Austell town centre is around two miles distant. Within approximately 15 miles is the Cathedral City of Truro which now forms the retailing, administrative and cultural centre of Cornwall. Both St Austell and Truro have mainline rail connections to London Paddington whilst on the north coast is Newquay Airport with a number of scheduled flights to domestic and international destinations.

Room Descriptions

Entrance Porch

Upvc windows and door with further door leading into:

Hallway

Built in cupboard, access to loft space. Radiator.

Living Room

18' 9" x 12' (5.72m x 3.66m) maximum. Upvc window to front elevation, fire place with gas fire, radiator, opening into:

Dining Area

8' 7" x 8' 9" (2.62m x 2.67m) Radiator, single glazed windows and doors to:

Conservatory

18' 7" x 7' 4" (5.66m x 2.24m) Upvc double glazed to three elevations with doors to rear garden. Radiator.

Kitchen

9' 9" x 8' 9" (2.97m x 2.67m) plus 4'3" x 3'7". Fitted with a range of wall, base and drawer units with work surface over, built in hob and oven, sink and drainer unit, built in cupboard housing gas central heating boiler, separate built in pantry cupboard, door and window to conservatory. Radiator.

Bedroom 1

13' x 10' 8" (3.96m x 3.25m) Radiator, upvc window to front elevation, built in double wardrobe.

Bedroom 2

12' 1" x 8' 6" (3.68m x 2.59m) Upvc window to rear elevation, built in double wardrobe. Radiator.

Bedroom 3

12' 1" x 8' 6" (3.68m x 2.59m) Radiator, built in double wardrobe, upvc window to rear elevation.

Shower Room

Fitted with a modern white suite comprising, Low level WC, wash hand basin, double shower cubical, tiled walls, upvc frosted window to side elevation, radiator.

Cloakroom/WC

Low level WC, frosted upvc window to rear elevation.

Exterior

The Bungalow is set within a good size plot with a lawn garden to the front with mature flowerbeds and shrubs and a driveway leading to the garage. To the rear of the bungalow is a garden that has been landscaped with a degree of low maintenance in mind with a range of patio areas and elevated flowerbeds along with a garden shed.

Garage

15' 11" x 7' 11" (4.85m x 2.41m) Up and over door to front elevation, single glazed door and window to rear elevation.

Directions

Entering Carlyon Bay from the Charlestown direction, proceed until Edinburgh Close is located on the left. Take this turning where number 2 will be then found almost immediately on the right.