

GROUND FLOOR
908 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.3 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 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.

36 PORTHMEOR ROAD CORNWALL, ST AUSTELL PL25 3LX

PRICE £425,000



FOR SALE A CHAIN FREE DETACHED MODERN BUNGALOW SITUATED IN A DELIGHTFULLY QUIET CUL DE SAC LOCATION ALONG A HIGHLY REGARDED ROAD ENJOYING IMMEDIATE ACCESS TO CHARLESTOWN, CARLYON BAY AND ALL THE AMENITIES WITHIN THE HOLMBUSH AREA OF ST AUSTELL. THE BUNGALOW ENJOYS A LOVELY SIZABLE GARDEN TO THE REAR WITH A REALLY GREAT ASPECT WITH SUN FEATURING ALL DAY UNTIL SUNSET. THE FRONT AREA PROVIDES PLENTY OF PARKING AND A LOW MAINTENANCE SHRUB BORDER. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, THREE BEDROOMS, BATHROOM AND ATTACHED GARAGE.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933





The Property

For sale a chain free detached modern bungalow situated in a delightfully quiet cul de sac location along a highly regarded road enjoying immediate access to Charlestown, Carlyon Bay and all the amenities within the Holmbush area of St Austell. The bungalow enjoys a lovely sizable garden to the rear with a really great aspect with sun featuring all day until sunset. The front area provides plenty of parking and a low maintenance shrub border. In brief the accommodation comprises of Entrance hall, lounge, kitchen/dining room, three bedrooms, bathroom and attached garage.

In addition the bungalow offers gas central heating and U.p.v.c double glazed windows and doors.

Room Descriptions

Entrance Hall

With part glazed U.p.v.c door and side screen, two fitted storage cupboards, roof access.

Kitchen/Dining Room

5.6m x 2.48m (18' 4" x 8' 2") With ceramic tiled floor, glazed U.p.v.c door and two U.p.v.c windows to the rear which opens onto a paved patio. Built in Bosch double oven with 4 ring hob and stainless steel extractor, built in fridge/freezer and dishwasher, door leading through to the living room.

Lounge

3.35m x 5.47m (11' 0" x 17' 11") Window to the side, French doors leading to the rear garden, four wall lights

Bathroom

2.39m x 2.9m (7' 10" x 9' 6") With ceramic tiled floor, separate shower double shower, low level W.C. panelled bath, wash hand basin, window to the rear, towel radiator,, shaver socket low voltage lighting.

Bedroom 1

3.71m x 3.64m (12' 2" x 11' 11") Good range of fitted wardrobes, window to the front.

Bedroom 2

3.55m x 2.8m (11' 8" x 9' 2") Window to the front.

Bedroom 3

2.57m x 2.65m (8' 5" x 8' 8") Window to the side, built in storage cupboard.

Garage

5.3m x 2.89m (17' 5" x 9' 6") Wall mounted gas boiler, water tap, wooden double doors leading to the rear.

Outside

To the front of the property is a tarmac driveway suitable for three car parking and a low maintenance shrub border to the front. Access to the rear is provided via a pathway on the right.

The rear garden is a real feature of this property. Initially there is a large paved patio extending to the full width of the property, with a couple of steps leading down to a lawned area. There is also an ornamental pond and to the furthest extent more garden, all of which is bounded by wooden fencing. The garden is a real delight receiving the sun all day long.