

GROUND FLOOR  
920 sq.ft. (85.5 sq.m.) approx.

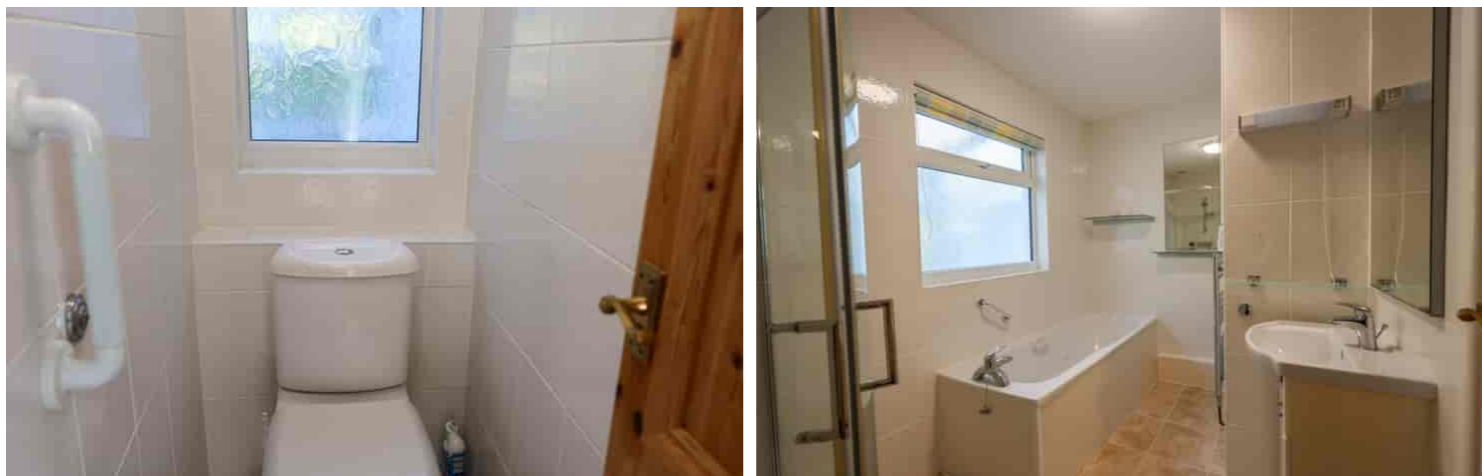
1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.4 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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SYCAMORE AVENUE, ST AUSTELL

PRICE £320,000



FOR SALE AND CHAIN FREE IS THIS WELL PRESENTED DETACHED DORMER STYLE PROPERTY FORMING PART OF A SMALL OPEN CRESCENT ENJOYING SUPERB TOWN AND COASTAL VIEWS FOR MANY MILES.

**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.



### The Property

For sale and chain free is this well presented detached dormer style property forming part of a small open crescent enjoying superb town and coastal views for many miles. The accommodation comprises of spacious entrance hall, lounge with an open fireplace, well fitted kitchen/dining room, rear conservatory with a useful utility area and door leading into the garage, ground floor bathroom with a separate shower, separate W.C. three double bedrooms, with one of the bedrooms on the ground floor. Outside plenty of parking, enclosed rear garden.

The property benefits from Upvc double glazed windows, doors and rear conservatory plus gas central heating is provided by way of a combination boiler. Externally the property has been finished with an attractive low maintenance wood effect cladding.

St Austell town lies within a quarter of a mile from the property and within the immediate area there are a range of schools and shops.

The property lies within a quiet and established residential close of similar properties.

### Room Descriptions

#### Entrance Hall

6' 0" x 13' 5" (1.83m x 4.09m) With full glazed door and window to the side, ceramic tiled floor, open tread stairs to the first floor, built in hat and coat cupboard also housing RCD unit.

#### Separate W.C.

2' 7" x 6' 3" (0.79m x 1.91m) With low level W.C. window to the side, ceramic tiled floor.

#### Bedroom 1

9' 11" x 13' 2" (3.02m x 4.01m) Four recessed spotlights, large window to the front enjoying extensive views over the town and coastline, telephone point.

#### Lounge

15' 7" x 13' 2" (4.75m x 4.01m) With an impressive floor to ceiling picture window which maximises the lovely coastal views on offer, an open fireplace with quartz stone surround and a fitted living flame gas fire, four recessed spotlights.

#### Bathroom

6' 3" x 9' 7" (1.91m x 2.92m) Window to the rear, ceramic tiled floor, fitted with vanity unit with cupboards below, shaver socket, fully tiled walls with a dimplex downflow heater, towel radiator, larger corner shower unit with mains shower, panelled bath, extractor fan.

#### Kitchen/Dining Room

12' 3" x 12' 5" (3.73m x 3.78m) A well fitted room with a ceramic tiled floor, window and full glazed door to the rear conservatory. Fitted with an excellent range of light oak wooden fronted units, plus a solid wood butchers block style work surface, built in electric oven, space for microwave above, recessed lighting, Belfast enamel sink unit, induction hob unit, extractor canopy.

#### Conservatory Corridor/Utility room

3' 3" x 26' 11" (0.99m x 8.20m) widening at the end by 7'4", half glazed door leading to the garage, and door to the rear garden. Ceramic flooring, full glazed door to the rear garden.

#### Garage

8' 4" x 15' 7" (2.54m x 4.75m) With power and light connected, remote electric door to the front.

#### Landing

With airing cupboard housing a wall mounted gas fired boiler.

#### Bedroom 2

With a fitted wardrobe cupboard and eaves storage cupboard, large window to the front with panoramic coastal views.

#### Bedroom 3

9' 1" x 14' 10" (2.77m x 4.52m) Window to the rear, eaves storage cupboard.

#### Outside

To the front of the property is a large tarmac driveway allowing access to the garage and generous parking for 3/4 cars. The rear is nicely enclosed with a live hedge to the rear a small patio and slightly raised level lawn beyond.