

PRICE £250,000



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The Property

For Sale – Chain Free

Situated within a popular residential development on the western outskirts of St Austell, this three-bedroom detached bungalow presents an exciting modernisation opportunity. Offering driveway parking for two vehicles, a single detached garage, and a garden, the property delivers ample space for comfortable living. Inside, the accommodation includes an entrance porch, hallway with storage, living room with feature fireplace, kitchen/dining room, two double bedrooms, one single bedroom, and a family bathroom. Externally, the front garden is laid to lawn with access to the rear via both sides. The enclosed rear garden features lawned areas, steps leading to the lower section, and a small patio slabbed area, ideal for outdoor relaxation. Additional benefits include gas central heating, uPVC double glazing, and mains water, electricity, and drainage. The boiler, windows, and electric garage door have all been updated.

An excellent opportunity to create your ideal home—book a viewing today!

Room Descriptions

Entrance Porch

With half glazed Upvc panelled door, window to the front, RCD unit, full glazed door to the hall.

Entrance hall

With airing cupboard housing a hot water tank.

Kitchen / Dining Room

4.67m x 3.38m (15' 4" x 11' 1")
With two windows to the rear, wall mounted Logic gas fired central heating boiler, full glazed door to the side, A range of base units, sink unit, space and plumbing for washing machine, peninsular unit, space for cooker, tiled splashback.

Living Room

4.34m x 3.4m (14' 3" x 11' 2")
Window to the front, pointed brick open fireplace with raised Slate hearth.

Bedroom 1

4.24m x 3.63m (13' 11" x 11' 11")
Window to the front.

Bedroom 2

3.63m x 2.64m (11' 11" x 8' 8")
Window to the rear.

Bedroom 3

3.35m x 2m (11' 0" x 6' 7")
Window to the front.

Bathroom

2.03m x 1.68m (6' 8" x 5' 6") With half tiled walls, window to the rear, panelled bath with shower mixer attachment, wash hand basin, low level W.C., shaver socket.

Outside

Garage 5.33m x 2.62m

Outside

To the front and right hand side of the property is a gently sloping lawn garden and to the left hand side a tarmac driveway with a detached garage. The rear garden is sheltered and private with lawn and mature bushes and shrubs. This lawn area slopes down quite steeply to a level area.