

16 WESTBOURNE DRIVE, ST AUSTELL PL25 5EA

PRICE £325,000



LIDDICOAT & COMPANY ARE PLEASED TO OFFER FOR SALE THIS TWO DOUBLE BEDROOM DETACHED HOME, LOCATED WITHIN THE POPULAR WESTBOURNE DRIVE DEVELOPMENT SITUATED ON THE WESTERN FRINGES OF THE TOWN. THE PROPERTY ENJOYS SPACIOUS MODERNISED ACCOMMODATION ALONG WITH A GARAGE, GOOD SIZED GARDENS, DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING.

IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL WITH CLOAKROOM, SPACIOUS OPEN PLAN KITCHEN/DINING ROOM, LARGE LOUNGE WITH OPEN FIRPELACE, TWO DOUBLE BEDROOMS AND SHOWER ROOM. NO 16 WESTBOURNE DRIVE OCCUPIES A VERY QUIET POSITION AT THE END OF A CUL DE SAC AND BOTH THE FRONT AND REAR GARDENS OFFER A GREAT AMOUNT OF PRIVACY.

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 two double bedroom detached home, located within the popular Westbourne Drive development situated on the Western fringes of the town. The property enjoys spacious modernised accommodation along with a garage, good sized gardens, double glazing and gas fired central heating.

In brief the accommodation comprises of Entrance hall with cloakroom, spacious open plan kitchen/dining room, large lounge with open fireplace, two double bedrooms and shower room. No 16 Westbourne Drive occupies a very quiet position at the end of a cul de sac and both the front and rear gardens offer a great amount of privacy.

One other feature that is particularly useful is that from Westbourne Drive to the town centre is only a five to ten minute walk with all amenities close to hand.

Room Descriptions

Side Entrance Porch

13' 9" x 3' 7" (4.19m x 1.09m)
Upvc door, built in shelved storage cupboard, housing RCD unit.

Hallway

Double glazed front entrance door, stairs to first floor, built in cupboard.

Cloakroom/WC.

Low level WC, wash hand basin, frosted upvc window to rear elevation.

Living Room

20' 1" x 11' 9" (6.12m x 3.58m) A large naturally light room with a tiled fireplace and hearth, upvc window to front elevation, radiator and door leading to:

Kitchen/Dining Room

20' 9" x 8' 3" (6.32m x 2.51m) extending to 11'7", small raised recess, coloured composite door to the front, sliding door leading to the lounge, Fitted with a range of wall, drawer and base units with work surface over, inset sink and drainer, plumbing for washing machine and dishwasher, wall mounted Worcester boiler, extractor unit, attractive mosaic tiled splashback, under stairs cupboard, door leading through to the entrance hall, French U.p.v.c. door leading to the rear patio part tiled walls, upvc window to rear garden.

First Floor Landing

With access to the roof void..

Bedroom 1

12' 9" x 11' 9" (3.89m x 3.58m)
Upvc window to front elevation, built in storage cupboard, two separate doors to eaves storage, radiator. built in airing cupboard with shelving.

Bedroom 2

8' 8" x 12' 3" (2.64m x 3.73m)
Upvc window to rear elevation, built in wardrobe, door to eaves storage, radiator.

Shower Room

Low level WC, wash hand basin, corner shower with electric shower, fully tiled walls, frosted upvc window to side elevation, radiator, downflow electric heater, florescent light/shaver socket.

Exterior

The property is located upon a corner plot at the end of a cul de sac, enjoying mature gardens to the front and rear, comprising lawned areas and a good size patio along with tree and shrub borders. There is a Single Garage with a useful outbuilding attached to the rear which is accessed from the entrance path.

Single Garage

Up and over door to front elevation.

Energy Performance Rating

Band D

Council Tax

Band C

Directions

From the double roundabout at B&Q/McDonald's proceed towards Truro passing the council offices on the left. Take the next turning on the right signposted to Newquay. Proceed up the hill for approximately 200 metres until Westbourne Drive is found on the right. Drive into the development taking the first right and then next left into a cul de sac. Number 16 will be found in the bottom right corner.