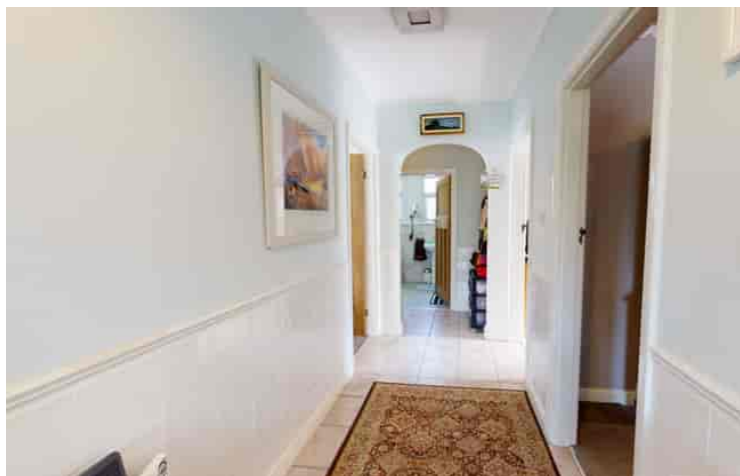




**RYDAL MOUNT, TREVANION ROAD, ST AUSTELL PL25 4RZ**

**PRICE £335,000**



AN IMPRESSIVE DETACHED PROPERTY WITH THREE BEDROOMS AND TWO RECEPTION ROOMS OFFERING EXCELLENT FAMILY ACCOMMODATION WITH POTENTIAL TO EXTEND. THE PROPERTY OFFERS AMPLE OFF ROAD PARKING AND A GARAGE AT THE TOP OF THE PLOT. FURTHER BENEFITS INCLUDE DELIGHTFUL ELEVATED VIEWS OVER OPEN COUNTRYSIDE TO THE FRONT AND A USEFUL CELLAR. LARGE ATTIC SPACE, SUITABLE FOR CONVERSION (SUBJECT THE THE CORRECT PLANNING PERMISSIONS). DOUBLE GLAZING THROUGHOUT, MAINS GAS FIRED CENTRAL HEATING AND LOCATED IN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE. A VIEWING IS RECOMMENDED TO APPRECIATE THE ATTENTION TO DETAIL ACHIEVED WITH MUCH MODERNISATION UNDERGONE INCLUDING EXTERNAL WALL INSULATION, UPDATED HEATING SYSTEM, ELECTRICS, KITCHEN, BATHROOM AND WOOD AND MULTI FUEL BURNERS IN THE LOUNGE AND DINING ROOM. UPDATED CARPETS AND DECORATION THROUGHOUT. THE EXTERNAL BOUNDARY WALLS HAVE ALL BEEN REPLACED AND REINFORCED, THE DRIVE AT THE BOTTOM HAS BEEN TARMACED AND ADDED THE REAR DECKING AND UPDATED THE PARKING AREA, COMPETE WITH INSET LIGHTS. EPC - D

**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

An impressive detached bungalow with three bedrooms and two reception rooms. The property offers ample off road parking and a garage at the top of the plot. Further benefits include delightful elevated views over open countryside to the front and a useful cellar. Large attic space, suitable for conversion (subject to the correct planning permissions). Double glazing throughout, mains gas fired central heating and located in close proximity of St Austell Town Centre. A viewing is recommended to appreciate the attention to detail achieved with much modernisation undergone including external wall insulation, updated heating system, electrics, kitchen, bathroom and wood and multi fuel burners in the lounge and dining room. Updated carpets and decoration throughout. The external boundary walls have all been replaced and reinforced, the drive at the bottom has been tarmaced and added the rear decking and updated the parking area, complete with inset lights. EPC - D

St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is a hairdressers, Dominos Pizza takeaway and Asda supermarket. There is a mainline railway station and leisure centre together with primary and secondary schools and Tesco supermarket. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions: - From St Austell town centre head down East Hill to the roundabout, bearing left onto Trevanion Road. Head along Trevanion Road and number 23 Trevanion Road can be located on the left hand side of the road.

### Room Descriptions

#### Entrance Hall

Upvc double glazed door with frosted patterned upper and lower obscure glass with matching sealed glazed units to left and above provides external access into the entrance porch.

Entrance Porch: - 1.31m x 1.38m (4'3" x 4'6") - Tiled flooring. Textured walls. Inner door leading to inner hall.

#### Inner Hall

6.37m x 2.42m (20'10" x 7'11") - (maximum measurement)  
A spacious entrance hall with doors off to double bedrooms one, two, three, updated shower room, dining room and lounge. Tiled flooring. Radiator. Part tiled walls. Original cornice detailing to the rear arch allowing access to the rear hall. Loft access hatch with light and due to size and style bodes well for a loft conversion. Nuaire internal ventilation system. Telephone point.