

The floor plan shows a house with the following rooms and dimensions:

- CONSERVATORY:** 10'8" x 6'11" (3.25m x 2.11m)
- LOUNGE/DINER:** 14'3" x 13'10" (4.34m x 4.21m)
- KITCHEN:** 10'9" x 7'8" (3.27m x 2.33m)
- BEDROOM 1:** 10'0" x 9'3" (3.05m x 2.82m)
- BEDROOM 2:** 10'0" x 9'3" (3.05m x 2.82m)
- BEDROOM 3:** 7'5" x 5'0" (2.33m x 1.51m)
- LOBBY**
- HALLWAY**
- WC:** 7'5" x 5'0" (2.33m x 1.51m)

Additional features include a fireplace in the lounge/diner, a bay window in the kitchen, and a double door leading to the conservatory. The plan also shows a front garden, a rear garden, and a driveway.

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.

A photograph of a small, single-story house with a brown tiled roof and a large glass conservatory extension. The house is surrounded by lush greenery and overgrown plants. A concrete path leads to the conservatory entrance. The sky is blue with some clouds.



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The Property

For sale and chain free is this detached bungalow which is only suitable for cash buyers conveniently situated on the level close to all the shops within the popular Holmbush area of St Austell. In brief the accommodation comprises of Lounge/dining room, kitchen, shower room, separate W.C. double bedroom, and a further room suitable for a variety of uses. Outside parking, enclosed level front garden.

Easy walking distance to local shops with local beach approximately a quarter of a mile away.

Room Descriptions

Lounge

15' 0" x 14' 3" (4.57m x 4.34m)
With door leading to the conservatory.

Kitchen

10' 9" x 9' 5" (3.28m x 2.87m)

Shower Room

7' 8" x 3' 0" (2.34m x 0.91m)

Conservatory

11' 0" x 9' 0" (3.35m x 2.74m)

Bedroom

10' 1" x 9' 1" (3.07m x 2.77m) Plus
shower area 5' 4" x 9' 1" (1.63m x 2.77m)

Room

10' 7" x 11' 6" (3.23m x 3.51m)
Door to the side entrance.

Side Lobby

8' 5" x 4' 3" (2.57m x 1.30m)

Separate W.C.