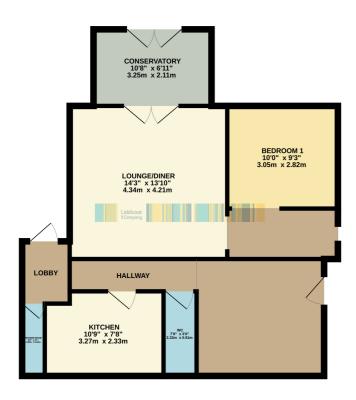
Liddicoat © Company

> GROUND FLOOR 703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: "TOT sq. ftt. (65.3 sq. ft.) approx.

White very attempt fab been made to ensure the excussing of the foregian contained here, measurement of doors, windows, comis and any other terms are approximate and or singundiality is taken for any error moission or mis-statement. This pain is for flustratine purposes only and should be used as such by any cospective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operability or efficiency can be given.

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.













# HOLMBUSH ROAD, ST AUSTELL PRICE £99,950









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.











#### 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.