

COOMBE ST AUSTELL



We are pleased to offer this spacious detached bungalow which is very well presented. This delightful three bedroom property is located in the popular location of Coombe. The property briefly comprises for an entrance hall, dining room, lounge, fitted kitchen, utility room, cloakroom with W.C. & hand wash basin, three bedrooms, master with en-suite, single attached garage with integral door to the rear. Externally to the front there is a block paved drive with a block paved walk way and a lawned area. To the rear there is a block paved patio area with a further lawned area. The property also benefits from double glazing in hard wood and oil fired central heating. The property is being offered for sale with no onward chain.

Price £339,950

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Email: staustell@jefferys.uk.com

ACCOMMODATION (ALL SIZES APPROXIMATE)

ENTRANCE HALL

Wood glass panel door to the front. Central heating radiator. Coving. Smoke Alarm.

LOUNGE

21' 4" x 12' 2" (6.51m x 3.72m) Wood double glazed window to front. Two central heating radiators. Coving. Three Wall lights. TV aerial point. Stone fire place to chimney breast with open fire. Wood double glazed shrine patio door. Coving. Wood panel door.

INNER HALL

Wood panel Door. Storage cupboard with shelving. Double wood panel doors.

BEDROOM TWO

12' 2" x 7' 10" (3.72m x 2.38m) Double glazed window. Central heating radiator. Coving. TV Aerial. Wood panel door

BEDROOM THREE

9' 5" x 9' 3" (2.88m x 2.82m) Wood double glazed windows to front and side. Central heating radiator. Coving. Wood panel door.

BATHROOM

7' 9" x 6' 1" (2.37m x 1.86m) Three piece suite in Champagne. Vinyl flooring. Wood frosted window to side. Central heating radiator. Five inset spot lights. Extractor fan. Wood panel door. Part tiled walls.

BEDROOM ONE

14' 6" x 11' 0" (4.41m x 3.36m) Wood double glazed windows to rear and side. Central heating radiator. Coving. TV aerial point. Wood panel door to En-suite. Low level W.C. Hand wash basin. Walk in shower cubicle. Central heating radiator. Three inset spot lights. Extractor fan. Coving. Wood panel door.

DINING ROOM

11' 7" x 9' 5" (3.53m x 2.86m) Wood double glazed window to front. Central heating radiator. Coving. Wood glass panel door opening into the kitchen.

KITCHEN

13' 0" x 9' 7" (3.96m x 2.91m) Range of wall and base units with worktops over. Green one and half bowl sink. Built in oven and hob. Extractor fan. Integrated dishwasher & Fridge. Wood double glazed window to rear. Vinyl flooring. Seven inset spot lights. Wood panel door.

REAR INNER HALL

Vinyl flooring. Central heating radiator. Wood glass panel window to rear. Door to side. Coving. Smoke alarm.

UTILITY ROOM

7' 4" x 6' 2" (2.23m x 1.88m) Base unit with work top over. Built in stainless steel sink. Part tiled walls. Central heating radiator. Wood panel door. Coving. Vinyl flooring. Space & plumbing for washing machine. Space for tumble Dryer.

CLOAKROOM

Low level W.C. Pedestal hand wash basin in champagne. Central heating radiator. Vinyl flooring. Wood double glazed frosted window to side. Coving. Wood panel door.

GARAGE

17' 11" x 9' 10" (5.45m x 3.00m) Single integral garage with wood panel fire door. Central heating boiler. Fuse box. Up & over door. Cold water tap

FRONT GARDEN

Lawn area. Block paved driveway. Block paved walk ways. Lawn area to side.

REAR GARDEN

Lawn area. Block paved patio area. Fencing and hedge rows. Block paved walk ways

COUNCIL TAX

Cornwall Council. Tax Band 'TBC'

EPC 'D'

DIRECTIONS

From St Austell take the A390 towards Truro, continue along the A390 until you see a sign for Coombe on your right hand side. Take this turning and continue to drive following the signs for Coombe. When you reach Coombe you will go under a railway bridge, just after this is a T junction. Turn right and continue along for approximately half a mile, the property can be located on the left hand side. A Jefferys For Sale board has been erected at the property to help with identification.



LOUNGE



DINING ROOM



BEDROOM



UTILITY ROOM



KITCHEN



GARDEN

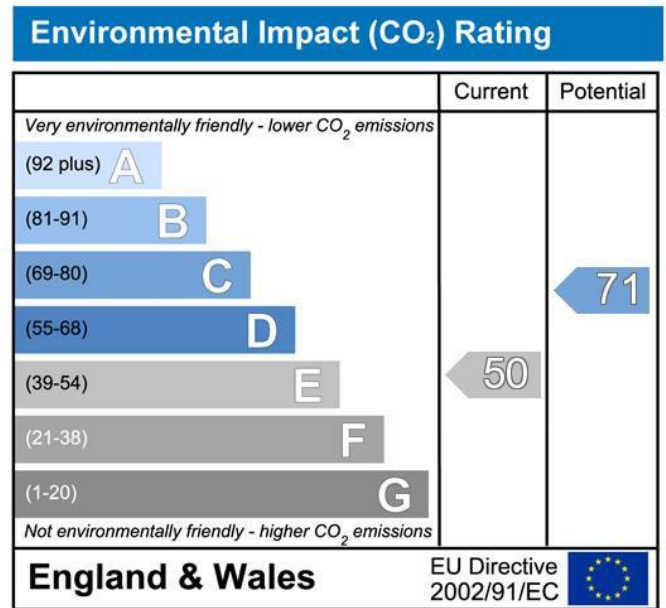
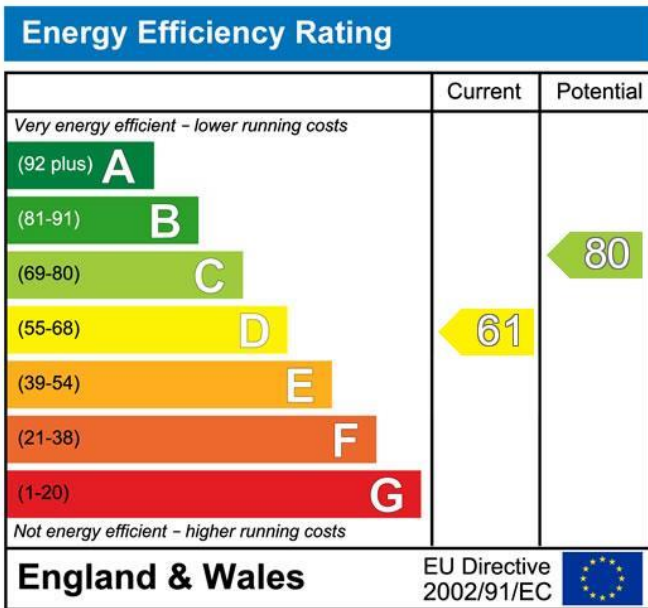


BATHROOM



BEDROOM

FLOOR PLAN AWAITED



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