

# Burrows ESTATE AGENTS

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## Roslyn Close, St. Austell, Cornwall, PL25 3UN



**£220,000**

- Available vacant possession, no ongoing chain
- 3 bedroom semi-detached house situated with popular residential setting of Boscoppa
- Scope for updating
- Cul-de-sac setting with good sized gardens
- Entrance porch, hallway, kitchen, lounge/dining room, conservatory
- 3 bedrooms, bathroom, double glazed
- Gas central heating
- Lawned garden to front
- Driveway/hardstanding parking, garage
- Good sized enclosed lawned garden to rear

Set within a good sized corner plot setting with vacant possession, no ongoing chain and offering scope for updating is this 3 bedroom semi-detached house within the popular location of Roslyn Close.

In brief the accommodation comprises of entrance porch, hallway, kitchen, L-shaped lounge/dining room and conservatory. To the first floor are 3 bedrooms and bathroom. The property also has double glazing and gas central heating.

Outside the property is positioned in a cul-de-sac location with driveway/hardstanding parking and garage, lawned garden to front and a good sized long garden to rear.

Situated within Roslyn Close which forms part of a popular residential development on the Eastern side of St Austell. The property is in close proximity to the local convenience store/Post Office, social club, local schooling and park. The main St Austell town centre is approximately 1 mile away.

## Accommodation

Front Entrance	Part patterned glazed door to entrance porch.
Entrance Porch	Part patterned glazed door to hallway.
Hallway	Radiator, staircase to first floor. Door to kitchen and lounge which in turn leads through to conservatory. Patterned glazed door to side.
Kitchen	11' 1" x 8' 8" (3.38m x 2.64m) Fitted with a range of base and wall units, providing cupboard and drawer storage, working surface over with inset sink unit, part tiled walling adjacent. Wall mounted Worcester boiler. Space and plumbing for washing machine and space for fridge/freezer. Window to front.
Lounge/Dining Room	16' 8" x 14' 9" (5.08m x 4.49m) (narrowing to 11' x 7'10") (3.35 x 2.39m) L-shaped room. Including chimney breast housing gas fire with tiled surround, radiator, TV aerial point. Porthole window to side and patio doors opening to conservatory.
Conservatory	12' 10" x 7' 0" (3.91m x 2.13m) Good additional space with windows to side and rear. Door to side leading to garden.
First Floor	
Landing	Access hatch to roof space, window to side and doors off to all three bedrooms and bathroom.
Bedroom 1	12' 1" x 9' 4" (3.68m x 2.84m) Including door to built-in airing cupboard with small radiator and chimney breast. Window to rear enjoying garden outlook and radiator.
Bedroom 2	11' 2" x 9' 4" (3.40m x 2.84m) Radiator and window to front.
Bedroom 3	8' 5" x 6' 9" (2.56m x 2.06m) Radiator and window to rear.
Bathroom	7' 0" x 5' 7" (2.13m x 1.70m) Suite comprising panelled bath, close coupled WC and pedestal wash hand basin. Part tiled walling and patterned glazed window to front. Radiator.



## Outside

To the front there is a driveway/hardstanding parking which leads to the garage which currently requires a new garage door. Steps and pathway lead to front entrance with lawned garden to either side. The pathway continues round to the side of the property which gains access to rear garden where it is of a good size and again laid mainly to lawn with mature shrub features and timber fencing to boundaries.

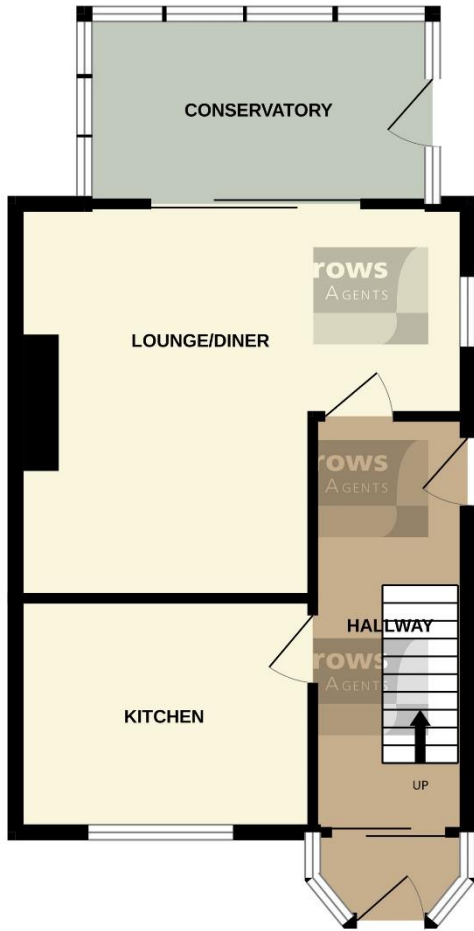
EPC pending

Council Tax Band B correct as at November 2023

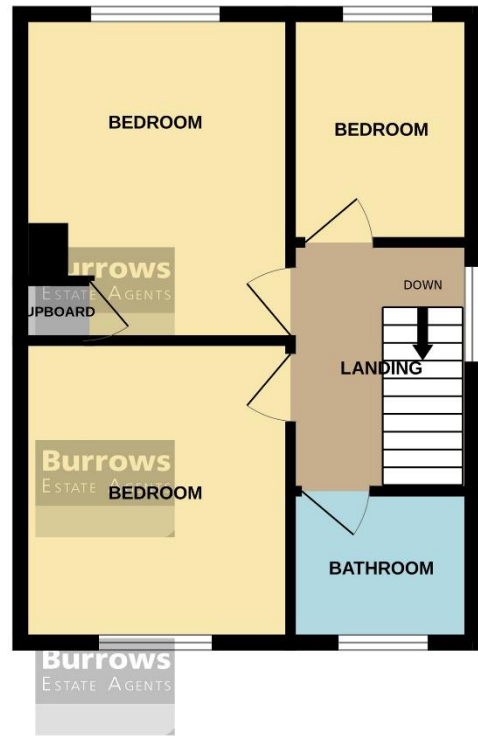
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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