

Burrows ESTATE AGENTS

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Clifden Road, St. Austell, Cornwall, PL25 4PB



£195,000

- **Detached 2 bedroom bungalow**
- **Generous hardstanding parking**
- **Convenient to local amenities**
- **Entrance porch, lounge, dining room, kitchen, conservatory, 2 bedrooms, bathroom**
- **Gas fired central heating**
- **Double glazing throughout**
- **Scope for improvements, and decorative finishing**
- **Low maintenance courtyard garden and block built store**

A generous 2 bedroom detached bungalow in a convenient non-estate location walking distance to amenities is offered in need of some modernising and decorative finishing. This property has generous living accommodation and benefits from gas fired central heating and double glazing.

In brief the property is comprised of an entrance porch, lounge, dining room, kitchen, conservatory, 2 bedrooms and family bathroom. Outside to the front is hardstanding parking, to the rear and side are further hardstanding low maintenance gardens.

This property is located on Clifden Road in St Austell and is a very short walk from supermarkets, the Clifden Road shops, including hairdressers, furniture and launderette. This property is located a little under 1 mile from St Austell main town centre and main train line.

Given this property's scope for updating, along with it's generous accommodation and features it is expected to appeal to a good range of applicants including first time buyers, couples with a keen eye for a project and investors alike.

Accommodation

Entrance	Part glazed door to entrance porch.
Entrance Porch	With full windows surround. A great immediate reception area, with part patterned glazed door to hallway.
Hallway	Doors to lounge, dining room which in turn lead to kitchen and conservatory. Door to both bedrooms, family bathroom, airing cupboard and loft hatch.
Lounge	12' 1" x 11' 10" (3.68m x 3.60m) Maximum excluding chimney breast. A generous sized lounge with a feature gas fire, sliding door and window to front. Radiator. TV point.
Dining Room	11' 8" maximum x 12' 2" (3.55m x 3.71m) A cupboard housing a combination boiler, door to kitchen accommodation. Window to side. Radiator. BT master socket.
Kitchen	10' 9" x 9' 3" (3.27m x 2.82m) A range of wall and base units with a half tiled splashback surround. Integrated eye level oven. Hob with hood over. Space for washing machine. Radiator. Door to conservatory. Window overlooking conservatory.
Conservatory	9' 3" x 7' 2" (2.82m x 2.18m) Windows and door to side leading out to courtyard garden.
Bedroom 1	11' 8" x 12' 0" (3.55m x 3.65m) A generous double bedroom with window to front. Radiator.
Bedroom 2	11' 7" x 7' 4" (3.53m x 2.23m) Window to rear. Radiator. Room requires some decorative finishing.
Bathroom	5' 6" x 8' 1" (1.68m x 2.46m) Maximum. A contemporary style bathroom with a vanity unit with integrated WC and sink. Electric shower over bath with tiled surround. Part patterned glazed window to rear. Two further part patterned glazed window to internal rooms.

Outside

To the front is hardstanding parking for several vehicles. Side gate next to a faux garage leads to the side/rear garden. Access also through the conservatory is a low maintenance hardstanding rear garden area and incorporating a block built store which is 13'9" x 9'3" (4.19 x 2.82m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band C correct as at August 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
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

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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