

Burrows ESTATE AGENTS

16 Duke Street, St Austell, Cornwall. PL25 5PQ Telephone: 01726 77748 Fax: 01726 77749

29a South Street, St. Austell, Cornwall, PL25 5BJ



£289,950

- Individual detached three bedroom bungalow residence
- Mature and hidden town location
- Elevated views over the town
- Secluded non estate setting with large gardens
- Lounge, Separate dining room, Kitchen/breakfast room
- Three good size bedrooms, Bathroom, Separate W.C
- UPVC Double glazing, Electric night storage heating
- Large mature front gardens with driveway approach/parking
- Southeast facing rear gardens with mature trees, garden store

Offered with vacant possession and scope for some general updating, this is an individual detached three bedroom bungalow set within large mature gardens within the town environs enjoying elevated views back over the town.

Approached via a steep and narrow initial lane (6'6" (1.98m) width in places) to a five bar gate which then opens to the property's mature and elevated front gardens with long driveway up to the bungalow continuing to the rear with south facing mature gardens with tree features. As mentioned, this hidden and elevated position is within the town environs, convenient for all main town amenities.

Accommodation in brief provides entrance porch, living room, separate dining room, kitchen/breakfast room. Three good size bedrooms, bathroom and separate W.C. The accommodation is served by electric night storage heating, complemented by UPVC framed double glazing.

Because of the property's hidden and secluded location, it can only be appreciated by a personal viewing appraisal, appointments for which are strongly advised.

Accommodation

- Front entrance** Door opening to entrance porch.
- Entrance porch** 9' 0" x 4' 0" (2.74m x 1.22m) Good immediate reception area. Picture window to front enjoying elevated views over the town. Inner picture window and half glazed door to dining room.
- Dining room** 12' 0" x 12' 0" (3.65m x 3.65m) Views to front via porch. Practical separate dining room. Electric night storage heater. Door to inner hallway.



- Inner hallway** Generous central inner hall giving access to all rooms. Built in shelved airing cupboard. Access hatch to roof space.

- Lounge** 15' 0" x 12' 0" (4.57m x 3.65m) Picture window to front enjoying views over the town, further window to side. Electric night storage heater.



- Kitchen/breakfast room** 12' 6" x 10' 6" (3.81m x 3.20m) Dual aspect windows side and rear, half glazed door opening to mature southeast facing rear gardens. Fitted range base, wall and tall cupboard storage, working surface over with part tiled walls adjacent, incorporating inset sink unit, cooker space with electric cooker panel, space and plumbing automatic washing machine, further appliance space. Electric night storage heater.

Bedroom 1

12' 3" x 12' 0" (3.73m x 3.65m) Window to front commanding town views. Electric night storage heater.



Bedroom 2

12' 6" x 8' 7" (3.81m x 2.61m) Window to rear enjoying mature rear garden outlook. Electric night storage heater.



Bedroom 3

12' 6" x 8' 6" (3.81m x 2.59m) Window to rear enjoying mature rear garden outlook. Electric night storage heater.

Bathroom

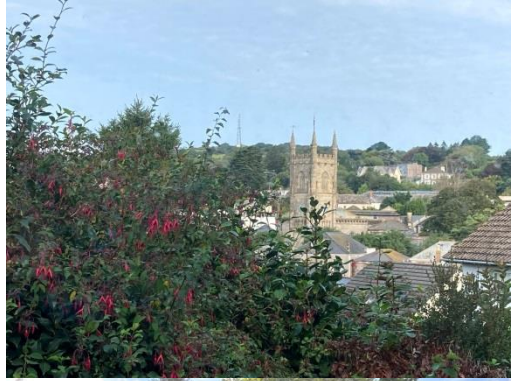
6' 0" x 5' 10" (1.83m x 1.78m) Panel bath with mixer tap shower, pedestal wash basin, part tiled walls. Heated towel rail. Strip light/shaver socket, patterned glazed window to rear.

Separate W.C

Low flush W.C, patterned glazed window to rear.

Outside

Approached via a narrow and steep initial lane narrowing to 6'6 (1.98m) in some places to five bar gate, which opens around to the long mature front gardens which elevate up to the bungalow with driveway providing parking, these gardens incorporate many mature shrub and tree features and could be landscaped to be a quite superb feature, the driveway runs alongside the bungalow to the rear which provides a good size rear garden with area of lawn with number mature trees in the immediate surrounds. Block built store 11'0" x 7'6", pathway continues to far side of bungalow returning to front. Garden tap.



Council Tax Band D (Correct at September 2022)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		