

Central Treviscoe, St. Austell, Cornwall, PL26 7QP



£180,000

- Available vacant possession, no ongoing chain
- Semi-detached 2 bedroom bungalow situated within rural location of Treviscoe
- Scope for updating and improving throughout
- Entrance porch, hallway, lounge with bay window, 2 bedrooms shower room
- Boarded out attic space, dining room, kitchen, UPVC double glazed conservatory
- Gas central heating
- Lawned garden to front
- Driveway to side, good sized garage
- Enclosed lawn and shrub garden to rear adjoining fields

This is a fantastic opportunity for someone to own an older style semi-detached bungalow with good sized gardens and spacious accommodation and the potential to further extend into the accommodation with currently a boarded out loft room.

In brief the accommodation comprises of entrance porch, hallway, lounge with bay window, dining room through kitchen which leads through to the UPVC double glazed conservatory enjoying the garden outlook. 2 bedrooms and shower room with as mentioned in the shower room a steep ladder style access to a boarded out loft room which could provide further potential for accommodation subject to any necessary building regs and planning permission or provide a useful store room. Gas central heating.

Outside there is a good sized lawned garden to the front with tarmac driveway/hardstanding parking to side which runs alongside the bungalow leading to a good sized garage which measures 27'7" x 10'8" (8.48m x 3.05m) with electric roll top door. The main garden is to the rear which again is of a good proportion laid to lawn with shrub features and adjoining a field.

Treviscoe is a rural location on the outskirts of St Stephen and St Dennis with both those neighbouring villages having many amenities including public houses, convenience stores and local schooling and also provides access to the A30 which provides good communication within the County and beyond.

Accommodation

Front Entrance	Door to entrance porch.
Entrance Porch	Good immediate reception area with windows to front and side and patterned glazed door to hallway.
Hallway	Spacious hallway with doors off to both bedrooms, shower room and lounge, dining room which in turn leads through to kitchen and conservatory.
Lounge	12' 2" x 14' 6" (3.71m x 4.42m) into bay window recess. TV aerial lead, tiled fireplace and radiator.
Dining Room	11' 7" x 10' 11" (3.53m x 3.32m) Plus door to recess cupboard Window to side. Radiator and opening to kitchen.
Kitchen	12' 0" x 8' 0" (3.65m x 2.44m) Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over with inset sink unit and part tiled walling adjacent. Space and plumbing for washing machine, cooker space, wall mounted gas fired boiler and window to rear enjoying garden outlook. Stable door opening to conservatory.
Conservatory	14' 3" x 9' 4" (4.34m x 2.84m) Good useful additional space with tiled flooring. Double glazed windows to rear enjoying garden outlook and French doors opening to rear. Patterned double glazed windows to side.
Bedroom 1	12' 3" x 11' 8" (3.73m x 3.55m) Radiator and window to front.

Bedroom 2

10' 10" x 9' 3" (3.30m x 2.82m) Radiator and window to rear.



Shower Room

7' 5" x 6' 9" (2.26m x 2.06m) Shower cubicle with electric Mira shower. Pedestal wash hand basin and close coupled WC. Tiled flooring and tiled walls. Patterned glazed window to rear and radiator. Wooden ladder leading to access to roof space.

Loft attic space

23' 0" x 12' 7" (7.01m x 3.83m) Maximum head height of 9'8" (2.94m) Currently boarded out with dormer window to rear and could provide potential for further accommodation with the staircase being relocated or just a useful storage area.

Outside

To the front there is a lawned garden with stone walling to boundaries and pathway to front entrance, driveway to side which leads along the front of the bungalow and gains access to the rear garden and also the garage. The main garden is to the rear where it is laid to lawn with shrub features with timber fence and stone walls to boundaries and also adjoining field.



Garage

27' 7" x 10' 8" (8.40m x 3.25m) Electric roll top door. Two windows to side and pedestrian door to side. Power connected.

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



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.
Made with Metropix ©2023