

Burrows ESTATE AGENTS

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36 Bethel Road, St. Austell, Cornwall, PL25 3HB



£310,000

- A generous 2 bedroom detached bungalow
- Large gardener style plot with double garage and ample parking
- 2 bedrooms, lounge, kitchen, conservatory, bathroom, attic hobbies room
- Convenient bungalow positioning, non estate location
- Gas central heating and double glazing throughout
- South facing patios and rear gardens

A well positioned 2 bedroom detached bungalow, on a generous gardener's plot with South facing aspect, large double garage with adjoining workshop and ample parking. This property further benefits from having a converted attic room into a hobbies room, conservatory, double glazing and gas fired central heating.

In brief the property is comprised of an entrance porch, hallway, 2 bedrooms, lounge, bathroom, kitchen, conservatory, attic room, double garage and workshop. Alongside a generous mature garden incorporating patio, astro turf and feature borders. This property is located on Bethel Road in St Austell which is convenient for a number of amenities including corner shops, supermarkets, Post Office, local schooling, pubs, parks and is very close walking distance to the local bus route. The property is a little over 1 mile from St Austell town centre.

Combining the property's practical and well presented design along with its positioning early viewings to appraise internally are advised.

Accommodation

Entrance	Part patterned glazed door to porch.
Porch	4' 3" x 2' 10" (1.29m x 0.86m) Part patterned glazed door to hallway.
Hallway	Doors leading to bedrooms, lounge, bathroom and kitchen, which further leads to conservatory. Loft access hatch to attic hobbies room.
Bedroom 1	11' 11" x 11' 11" (3.63m x 3.63m) A generous master bedroom with a half panelled feature surround. Window to front. Radiator. Part patterned glazed sliding door.
Bedroom 2	11' 9" x 9' 11" (3.58m x 3.02m) Maximum. Window to front. Radiator. Part patterned glazed door. Chimney breast reveal.
Lounge	11' 11" x 12' 1" (3.63m x 3.68m) Part patterned glazed sliding door. Radiator. Door to rear opening onto patio garden area. TV socket.
Kitchen	13' 10" x 9' 0" (4.21m x 2.74m) Comprised of a range of wall and base units with working surface over. Eye level oven and space for washing machine and fridge. Boiler located in the corner. Window to side. Doors opening through to conservatory. Storage cupboard. Cupboard housing hot water cylinder.
Conservatory	7' 10" x 9' 10" (2.39m x 2.99m) Doors opening further onto garden area.
Attic Hobbies Room	12' 5" x 12' 7" (3.78m x 3.83m) Maximum. Fold down stairs from the loft hatch open to this fantastic hobbies space with pitched head height velux window to rear. Door to eaves storage cupboard. Electric heater. Recess for a day bed.
Bathroom	6' 7" x 5' 9" (2.01m x 1.75m) Vanity sink and a WC unit. Half tiled feature surround with shower cubicle. Part patterned glazed window to rear. Radiator.
Double Garage	23' 1" x 14' 2" (7.03m x 4.31m) Electric roll top door. A fantastic sized garage with electrics. Window and lighting. It has a boarded pit suitable for mechanics. Window to rear adjoining workshop.
Workshop	10' 5" x 7' 8" (3.17m x 2.34m) A lean-to workshop with door to front.

Outside

To the front of the bungalow is hardstanding low maintenance parking for several vehicles. A side drive continues round which opens to further parking and a double garage. Immediately out of the back doors of the conservatory and lounge is a raised patioed area which overlooks the rear garden. Adjacent to the workshop are established shrubs, an astro turfed lawn which further backs onto a large creatively designed area of the garden that offers low maintenance with a variety of feature plants and shrubs. This area enjoys a very pleasant South facing aspect.

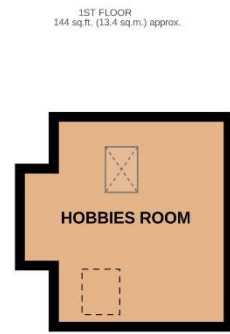
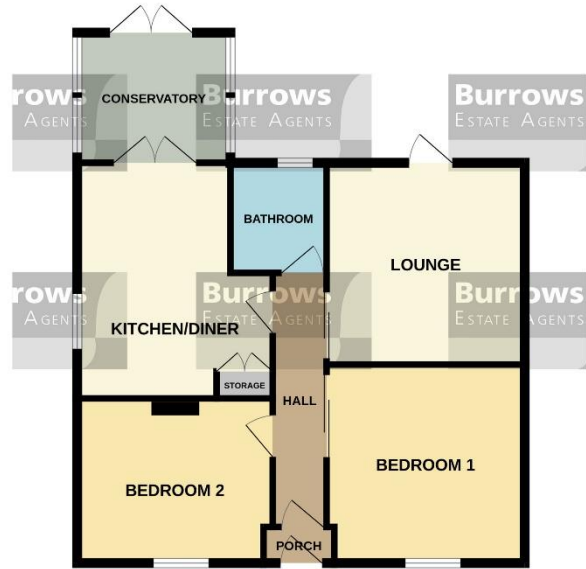
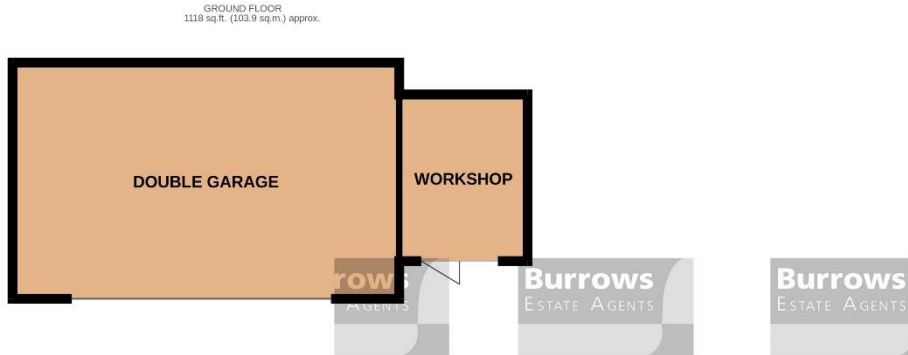


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.



TOTAL FLOOR AREA : 1262 sq.ft. (117.3 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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