

Burrows ESTATE AGENTS

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Hallane Road, St Austell, Cornwall PL25 3EL



£245,000

- Modern and contemporary 3 bedroom detached bungalow
- Vacant possession, no ongoing chain
- Deceptively spacious living accommodation with French doors opening onto decking
- Sliding door off kitchen also opening to garden
- Corner position with low maintenance garden
- Porch, lounge, kitchen, 3 bedrooms, bathroom
- UPVC double glazing and gas fired central heating
- Hardstanding parking for several vehicles

A unique opportunity to purchase a modern and contemporary build 3 bedroom detached bungalow. A turn key property benefitting from a generous lounge with modern kitchen, bathroom and overall appliance and decorative finish. The property is available with vacant possession, no ongoing chain, gas central heating, UPVC double glazing and a low maintenance plot.

In brief the property is comprised of an entrance porch, lounge, kitchen, 3 bedrooms and bathroom. Outside is hard standing parking to both sides of the property suitable for 2 vehicles, a low maintenance decking side garden and further onto pebbled shingle.

This property being finished to a high specification along with it's detached nature on level ground and being available with vacant possession and no ongoing chain is set to be suitable for a good range of applicants looking to make a fast move. The property is a little over 1 mile from St Austell town centre, a short driving distance from amenities such as supermarkets, Post Office, primary and secondary schools and the train station. The property is walking distance from a local bus route.

Accommodation

Entrance	Part smoked glass UPVC door to entrance porch.
Entrance Porch	4' 9" x 4' 2" (1.45m x 1.27m) A good immediate reception area with hard wearing entrance mat. Door opening through to the lounge.
Lounge	13' 4" x 16' 11" (4.06m x 5.15m) A bright and generous lounge with a sunny aspect via French doors opening to side garden. Benefits from a TV and telephone socket. Radiator. Door leading through to kitchen. Door to hallway.
Kitchen	10' 8" x 13' 4" (3.25m x 4.06m) Dual aspect kitchen space with window to rear. Sliding doors opening to side garden. Very clean and contemporary white gloss kitchen suite with working surface over. A coloured tiled splashback surround with inset oven and hob with hood over. Space for washing machine and tumble dryer.
Hallway	Doors to all 3 bedrooms, bathroom and airing cupboard which houses Baxi boiler.
Bedroom 1	10' 8" x 12' 8" (3.25m x 3.86m) Window to rear. Radiator.
Bedroom 2	10' 8" x 12' 8" (3.25m x 3.86m) Window to front. Radiator.
Bedroom 3	6' 9" x 8' 0" (2.06m x 2.44m) Velux window. Radiator. TV socket.
Bathroom	6' 9" x 7' 2" (2.06m x 2.18m) Maximum. Comprises of shower over bath with tiled splashback surround. Vanity unit incorporating sink, WC and drawer cupboard space. Towel radiator. Smoked window to rear. Shaver socket.
Outside	To the front of the property is hardstanding parking for 1 car, to the side is gravelled and further hardstanding parking for a second. The main gardens are to the left hand side where there is a timber shed and slightly raised decking coming with access via the kitchen and lounge space. To the rear of the property is a stone chipped shingle keeping a nice low maintenance area.



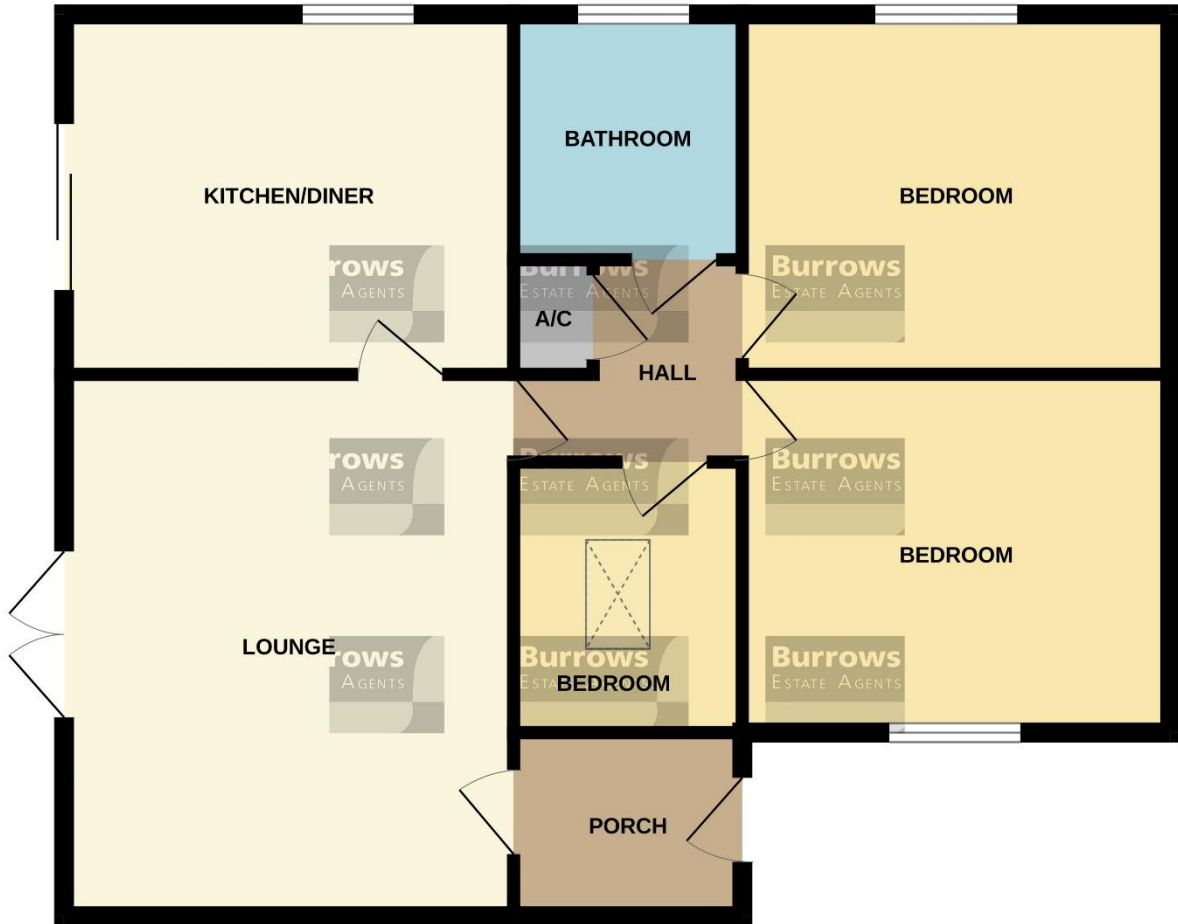
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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