

Burrows ESTATE AGENTS

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Bethel Road, St. Austell, Cornwall, PL25 3HA



£240,000

- Semi-detached 2 bedroom bungalow
- Established non-estate setting, good local amenities
- Ideal retired/professional couple, young family
- Generous central hallway, large lounge, spacious kitchen/dining room
- Two good size bedrooms, spacious bathroom
- UPVC double glazing, gas-fired central heating (recently installed new boiler)
- Level South facing garden to front
- Parking to rear for 2 cars
- Garage in block conveniently located to rear

This south-facing, semi-detached bungalow occupies a level, established, non-estate setting within Bethel, a convenient location for a good range of local amenities, including post office store, doctors' surgery and supermarket, and being on a bus route to the main town centre which is located little over one mile away. The level site, along with immediate parking to the rear, offers potential for good disabled access.

The accommodation is well proportioned, served by a generous central hallway, there is a large lounge enjoying southerly front outlook and a spacious fitted kitchen/dining room. Two bedrooms and a surprisingly large bathroom which could easily incorporate a separate shower cubicle to the existing white bathroom suite. The accommodation is served by gas-fired central heating (recently replaced by a combination boiler) complimented by UPVC framed double glazing.

Level garden to front being South facing and laid to lawn, the rear is laid to tarmac to provide hardstanding parking for 2 cars, the garage is located within a block of garages conveniently close to the rear boundary. The garage has electricity connected.

Combining this property's convenient residential setting, level location and accommodation, it is anticipated to appeal to a good number of people and early appointments to appraise in detail are most strongly advised.

Accommodation

| | |
|----------------------------|---|
| Main entrance | To side approach of property, recessed porchway with courtesy light, glazed door and side screen to hallway. |
| Hallway | Generous central reception area. Radiator. Access hatch to roof space. Built-in cloaks cupboard. Recessed cupboard housing gas-fired boiler. Doors leading off to all rooms. |
| Lounge | 17' 0" x 10' 10" (5.18m x 3.30m) Attractive room with picture window to front enjoying sunny southerly aspect. Decorative glazed panels to kitchen/dining room. Two radiators, TV aerial socket, telephone socket. |
| Kitchen/dining room | 16' 0" x 9' 10" (4.87m x 2.99m) Spacious room providing practical kitchen and dining areas, fitted with a comprehensive range of gloss white fronted base and wall units providing cupboard, drawer and tall cupboard storage, working surface over with part tiled walls adjacent incorporating inset sink unit, electric over, four burner gas hob with hood over. Space and plumbing for automatic washing machine. Radiator. Decorative glass panels to lounge, window and glazed door opening to rear. |
| Bedroom 1 | 11' 7" x 10' 10" (3.53m x 3.30m) Spacious main bedroom. Window to front enjoying sunny southerly aspect. Radiator. Telephone socket. |
| Bedroom 2 | 9' 0" x 8' 0" (2.74m x 2.44m) Window to rear. Radiator. |
| Bathroom | 10' 0" x 6' 0" (3.05m x 1.83m) maximum. Surprisingly spacious bathroom with fitted white suite and splash wall panelling adjacent. Suite comprising panelled bath, pedestal wash basin, close couple w.c. Radiator. Dual pattern glazed windows to rear. |
| Outside | Generous level South facing garden to front with an expanse of lawn and stone walling and enclosed via timber fencing to boundaries. Side pathway continuing to the rear. The rear has been laid to tarmac to provide hardstanding for 2 vehicles. Pathway and level approach to rear entrance door. Garden tap. |
| Garage | Conveniently located within a block of garages close to the rear boundary. Metal up and over door. Electricity connected. |

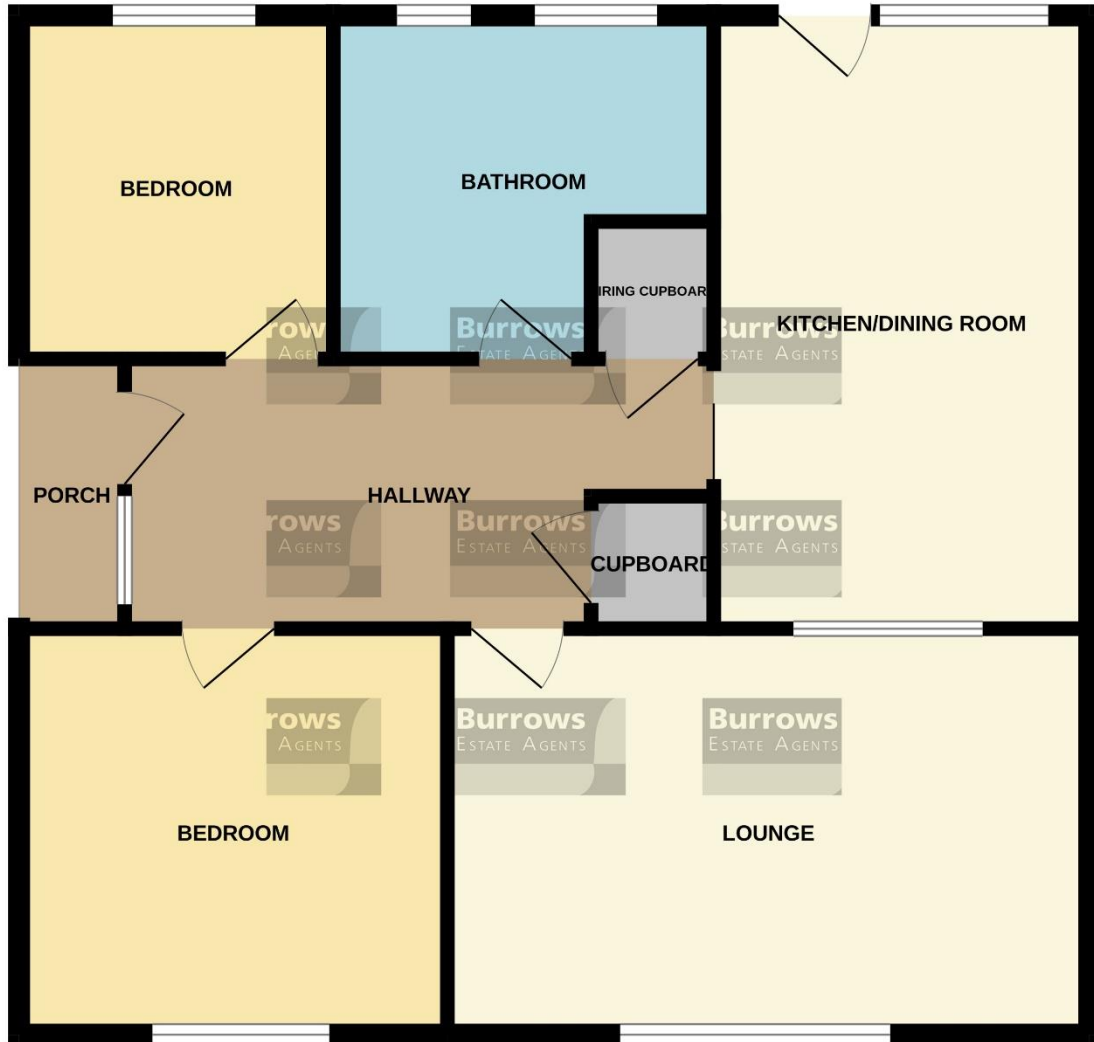
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Council Tax Band B as at April 2024

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.
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