

# Burrows ESTATE AGENTS

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## Minton Close, St. Austell, Cornwall, PL25 3JF



**£289,000**

- **Modernised 2 bedroom semi-detached bungalow**
- **Situated within popular Holmbush area**
- **Recently updated throughout**
- **Entrance hall, lounge/dining room, kitchen**
- **2 Bedrooms, shower room**
- **Gas fired central heating**
- **Lawn and shrub garden to front**
- **Delightful patio, lawn and well stocked garden to rear**
- **Driveway and garage**

Situated within the popular and sought after location of Holmbush is this 2 bedroom semi-detached bungalow offering modernised accommodation, beautiful gardens, parking and garage.

The property as mentioned has been updated and modernised throughout by the current owner with the installation of double glazing, gas fired central heating, new shower room, new kitchen and electrics.

In brief the accommodation now comprises of entrance hall, lounge/dining room with patio doors opening to garden, kitchen, 2 bedrooms and a shower room.

The bungalow is located on Minton Close which is situated in the popular and sought after area of Holmbush where it can benefit from a range of local amenities within the Holmbush shopping precinct close by which includes butchers, Post Office, fish and chip shop and bakery, along with Tesco and Lidl supermarkets in close proximity. The harbour village of Charlestown is also a short distance away.

## Accommodation

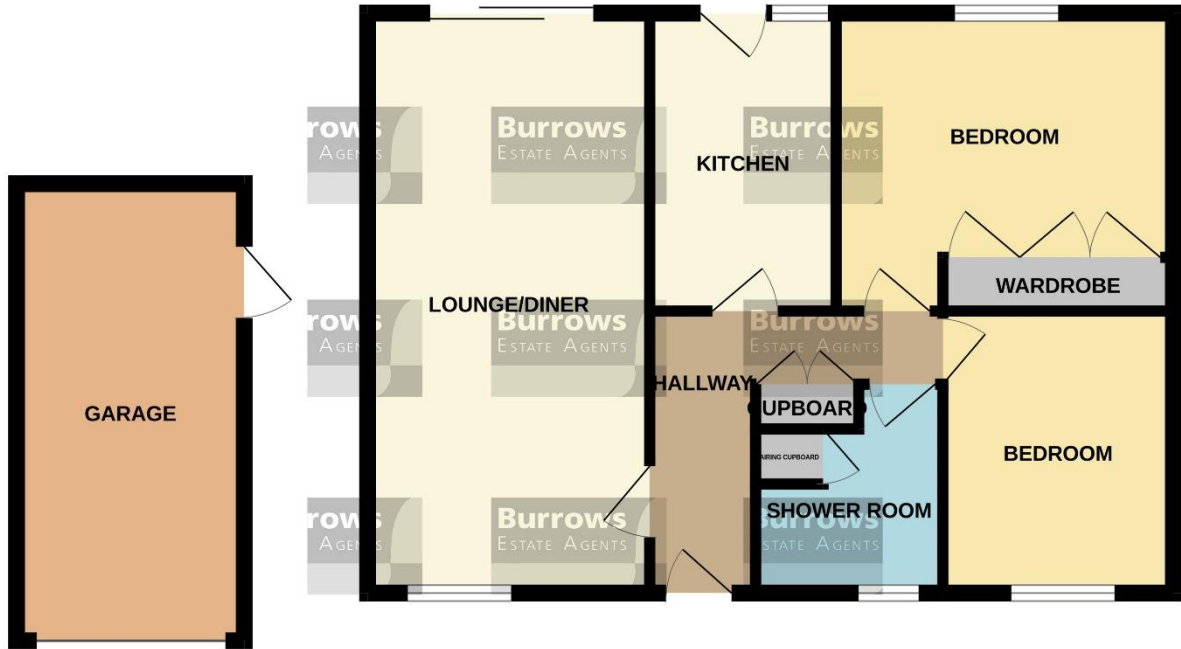
<b>Front entrance</b>	Patterned glazed door to entrance hall
<b>Hallway</b>	Doors off to all accommodation and door to recessed storage cupboard. Access hatch to roof space. Telephone point.
<b>Lounge/dining room</b>	20' 4" x 9' 11" (6.19m x 3.02m) Light and attractive room with window to front and patio door to rear enjoying garden outlook. Radiator. TV aerial point.
<b>Kitchen</b>	10' 1" x 7' 0" (3.07m x 2.13m) Fitted with a modern range of white base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit, with part tiled walling adjacent. Eye level double oven, gas hob. Space and plumbing for washing machine, further appliance space, window to rear enjoying garden outlook and half glazed door opening to garden. Tiled flooring.
<b>Bedroom 1</b>	11' 10" x 10' 3" (3.60m x 3.12m) (maximum including a range of built-in wardrobes Radiator and window to rear enjoying garden outlook.
<b>Bedroom 2</b>	9' 8" x 8' 1" (2.94m x 2.46m) Radiator. Window to front.
<b>Shower room</b>	6' 6" x 6' 3" (1.98m x 1.90m) (maximum including cupboard housing Worcester wall mounted gas fired boiler) Corner shower cubicle with electric shower. Concealed washbasin and w.c. Tiled walls and flooring and patterned glazed window to front.
<b>Outside</b>	To the front there is a pathway leading to the front entrance with an expanse of lawn to either side with mature shrub and flower bed borders, pathway continues to side where there is timber gated access leading to the rear. To the rear there is a paved patio area leading onto a good expanse of lawn, again with well stocked shrub and flower bed borders and being well enclosed with timber fence to boundaries.
<b>Garage</b>	15' 10" x 8' 0" (4.82m x 2.44m) Metal up and over door, pedestrian door to side. Light and power connected.

Council Tax Band C correct as at June 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		