

# Burrows ESTATE AGENTS

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## Edgcumbe Green, St Austell, Cornwall, PL25 5EE



**£285,000**

- Generous 3 bedroom detached bungalow
- Available with vacant possession no ongoing chain
- Delightful Westerly facing large rear garden
- Driveway parking with adjoining garage
- Lounge, Dining Room, Kitchen, 3 Bedrooms, WC, Shower Room,
- Benefits from double glazing throughout
- Gas fired central heating
- Prime residential location

Available with vacant possession no ongoing chain is this 3 bedroom detached bungalow located within the popular residential development of Edgcumbe Green. This bungalow benefits from a generous plot with driveway parking and garage, gas fired central heating and double glazing. The accommodation in brief comprises of an entrance porch, hallway, L-shaped lounge dining room which leads through to the kitchen, shower room with separate WC, 3 bedrooms, a walkway leading from the front to the rear and garage.

Outside this bungalow has a pretty setting with front lawn and feature shrubs, hardstanding driveway parking for 2 vehicles, garage and a path leads around to the rear side which opens to a surprising length of lawn, feature shrubs including palms.

Edgcumbe Green forms part of the favoured Western side of St Austell which is a prime and highly regarded residential development being close to the village of Trewoon and just a little over 1 mile from St Austell's main town centre. It is in close walking distance to public transport bus links.

## Accommodation

<b>Entrance</b>	Patterned glazed door and screen to porch.
<b>Porch</b>	Window to front. Patterned glazed door to hall.
<b>Hall</b>	Doors leading to lounge/diner and further on to kitchen. Doors to all 3 bedrooms, WC and shower room. Airing cupboard with radiator.
<b>Lounge/Diner</b>	15' 1" x 9' 8" (4.59m x 2.94m) Plus 13' 8" x 7' 7" (4.16 x 2.31m). L-shaped room. A dual aspect reception room with large picture window to the front creating more of a lounge space incorporating a feature fireplace with electric fire, sockets for TV and telephone. Two radiators. The other side is more of a designated dining area with window overlooking rear garden. Door to storage cupboard housing consumer unit. Door to kitchen.
<b>Kitchen</b>	7' 0" x 10' 3" (2.13m x 3.12m) A very clean older style kitchen with a range of wall and base units. Space for fridge freezer and oven with hood over. Vaillant boiler. Integrated larder cupboard. Window to rear. Patterned glazed door to walkway.
<b>Shower Room</b>	5' 7" x 5' 7" (1.70m x 1.70m) A fully tiled room with a patterned glazed window to rear. Pedestal wash hand basin, radiator, corner shower cubicle with electric shower over. Shaver socket.
<b>WC</b>	5' 7" x 2' 8" (1.70m x 0.81m) A fully tiled room with patterned glazed window to rear. Close coupled WC.
<b>Bedroom 1</b>	14' 3" x 9' 10" (4.34m x 2.99m) Maximum. Window to front. Fitted wardrobe. Radiator.
<b>Bedroom 2</b>	8' 4" x 12' 1" (2.54m x 3.68m) Window to rear. Radiator. Phone socket.
<b>Bedroom 3</b>	11' 3" x 6' 4" (3.43m x 1.93m) Window to front. Radiator.
<b>Walkway</b>	4' 1" x 19' 2" (1.24m x 5.84m) Doors open from front door to rear. Door through into kitchen and garage. Would make a suitable utility/store space.
<b>Garage</b>	19' 5" x 9' 4" (5.91m x 2.84m) Up and over door. Light and power connected.

## Outside

To the front is a pretty front lawn setting with several shrubs. Timber gate leads around the left hand side, which continues onto the rear garden. The rear garden is fully enclosed. Part patio slabs and majority lawn and feature shrub with an evening sun Westerly facing garden.



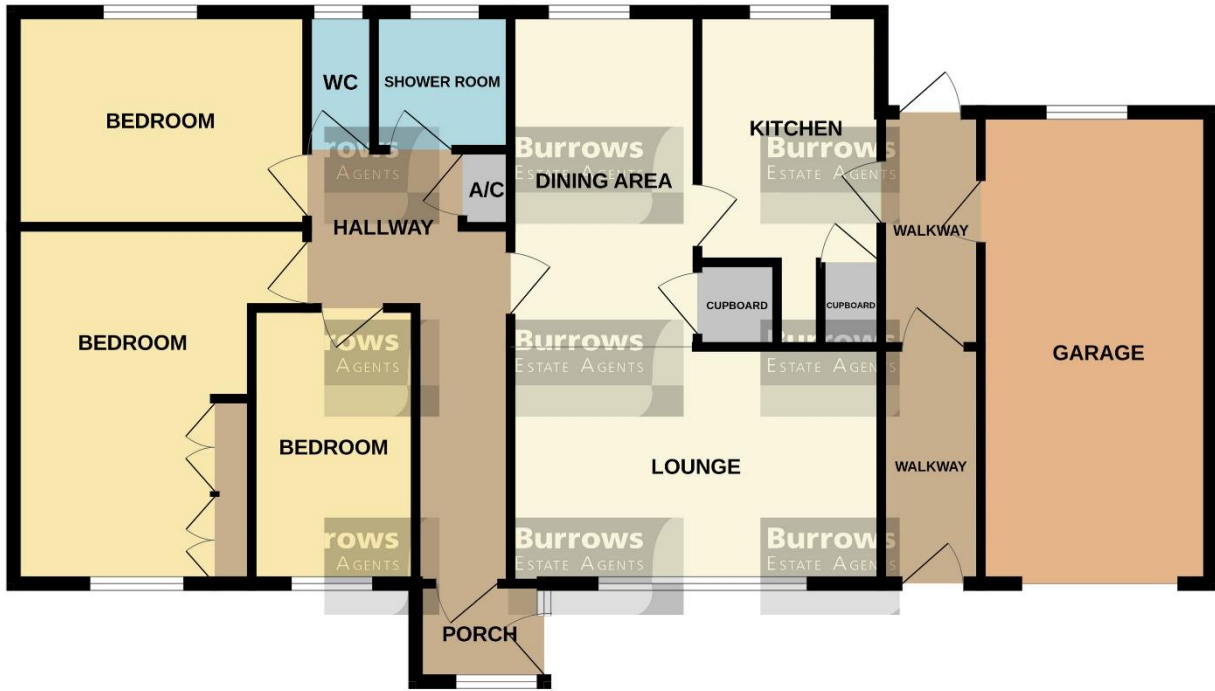
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band D 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



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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