

# Burrows ESTATE AGENTS

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## Lyons Road, St. Austell, Cornwall, PL25 3HU



**£239,950**

- Available vacant possession, no ongoing chain
- In need of modernisation
- 2 Bedroom detached bungalow
- Situated within popular Holmbush location close to amenities
- Cornish Unit construction cash buyers only
- Entrance porch, hallway, lounge, kitchen, dining room/utility area, 2 bedrooms, wet room
- Double glazing, gas fired central heating
- Driveway/hardstanding parking, garage
- Enclosed patio and lawned garden

Available with vacant possession, no ongoing chain is this 2 bedroom detached bungalow situated in the popular Holmbush location within walking distance of a good range of amenities and providing spacious accommodation.

In brief, the accommodation comprises of entrance porch, hallway, lounge, kitchen, dining area/utility room, 2 bedrooms and wet room. The bungalow also has double glazing and gas fired central heating. To the side is a good size area currently housing a dining room and garage but subject to planning could provide large further accommodation.

Outside, as mentioned the property is built of Cornish Unit construction and therefore is for cash buyers only but has a generous plot with hardstanding parking, garage, lawned garden and patio to rear.

Located within the Holmbush location, the bungalow is within walking distance of a large range of amenities, including bus stop, Holmbush precinct which has a bakery, fish and chip shop, butchers, Post Office and supermarket. About 1 mile away is the historic harbour of Charlesotwn and Carlyon Bay with sandy beaches and coastal walks.

## Accommodation

<b>Front Entrance</b>	Door to entrance porch.
<b>Entrance Porch</b>	Good immediate reception area with patterned side screen and door to hallway.
<b>Hallway</b>	Doors off to both bedrooms and wet room. Door to lounge and door to kitchen which in turn leads through to dining area and utility room. Door to recessed airing cupboard housing hot water tank and access hatch to roof space. Radiator.
<b>Lounge</b>	13' 5" x 17' 0" (4.09m x 5.18m) Maximum including chimney breast. Light and attractive room via large window to rear. Gas fire with tiled fireplace, TV aerial point and radiator.
<b>Kitchen</b>	9' 10" x 10' 0" (2.99m x 3.05m) Fitted with a range of base and wall units providing cupboard and drawer storage. Working surface over housing inset sink unit with part-tiled walling adjacent. Eye level oven and gas hob. Window to front, door to dining area/utility room.
<b>Dining Room/Utility area</b>	19' 5" x 6' 5" (5.91m x 1.95m) This is a useful area that is currently used as a dining area but could be used as an office/study space with sliding patio door to rear. Radiator. Windows to side. Opening to utility area.
<b>Utility</b>	6' 6" x 4' 9" (1.98m x 1.45m) Space and plumbing for washing machine and further appliance space, tiled flooring and window to front.
<b>Bedroom 1</b>	13' 8" x 10' 2" (4.16m x 3.10m) Including sliding doors with built-in wardrobe. Radiator and window to rear.
<b>Wet Room</b>	6' 2" x 7' 3" (1.88m x 2.21m) Maximum into door recess. Close coupled WC, pedestal wash hand basin, Mira electric shower, fully tiled walls, patterned glazed window to side and light with built-in shaver socket.
<b>Bedroom 2</b>	10' 11" x 10' 3" (3.32m x 3.12m) Radiator and window to front.
<b>Outside</b>	The property is built of Cornish Unit construction and therefore is for cash buyers only but has a generous plot with hardstanding parking, garage, lawned garden and patio to rear.

EPC pending

Council Tax Band B correct as at January 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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