

Burrows ESTATE AGENTS

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89 Phernyssick Road, St. Austell, Cornwall, PL25 3TZ



£270,000

- Available with vacant possession, no ongoing chain
- 2 bedroom semi-detached bungalow situated within the popular location of Boscoppa
- Deceptive and well proportioned accommodation throughout
- Immaculately presented throughout
- Entrance porch, hallway, lounge, kitchen/dining room, rear porch
- 2 double bedrooms, bathroom, separate WC
- Double glazed, gas fired central heating
- Driveway/hardstanding parking, garage
- Lawn and flowerbed gardens

Available with vacant possession no ongoing chain is this deceptively spacious two bedroom semi-detached bungalow offering ample parking, beautifully maintained gardens and well presented accommodation.

In brief the accommodation comprises of entrance porch, hallway, lounge, kitchen/dining room with rear porch, 2 double bedrooms and bathroom with separate WC. The bungalow also has double glazing and gas fired central heating.

Outside there is a flowerbed and lawn garden to front. Driveway to side and at it's narrowest measures 7' (2.13m) where to the rear there is a good sized hardstanding parking area, garage and lawned garden.

Positioned within the Boscoppa area the property is within close distance to a bus stop, local schooling and convenience store/Post Office. The main St Austell town centre is about 1.5 miles away as well as Holmbush precinct being just over a mile away where there are a further range of amenities.

Accommodation

Front Entrance	Part-patterned glazed door and side screen to entrance porch.
Entrance Porch	Patterned glazed door and side screen to hallway.
Hallway	Doors off to all accommodation and double doors to recessed storage cupboard. Radiator and access hatch to roof space.
Lounge	17' 5" x 14' 10" (5.30m x 4.52m) Spacious lounge with window to front and side, tiled fireplace, two radiators and TV aerial point.
Kitchen/Dining Room	17' 4" x 12' 5" (5.28m x 3.78m) Maximum including chimney breast and double doors to airing cupboard housing hot water cylinder. Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over, inset sink unit and tiled walls adjacent. Built-in washing machine, oven and wall mounted gas fired boiler. Radiator. Window to side and window to rear. Patterned glazed door to rear porch.
Rear Porch	5' 9" x 3' 6" (1.75m x 1.07m) Patterned glazed door to side and window to rear.
Bedroom 1	13' 2" x 11' 11" (4.01m x 3.63m) Plus double doors to recessed wardrobe. Spacious main bedroom, being light and attractive via large window to front and radiator.
Bedroom 2	12' 6" x 10' 0" (3.81m x 3.05m) Radiator and window to rear.
Bathroom	9' 2" x 7' 0" (2.79m x 2.13m) Maximum including built-in cupboard. Panelled bath, wash basin with vanity unit under. Towel radiator. Part-tiled walls and patterned glazed window to rear.
WC	6' 1" x 3' 0" (1.85m x 0.91m) WC, part-tiled walling and patterned glazed window to rear.
Outside	To the front there is a well maintained lawn and flowerbed garden with pathway and step leading to front entrance. Driveway to side leads round to the rear where the driveway at it's narrowest point measures 7' (2.13m). In the rear garden there is hardstanding parking for several vehicles and gains access to the garage. The rear garden again is well maintained with shrub borders and lawned garden with stone walling to boundaries.
Garage	18' 7" x 8' 11" (5.66m x 2.72m) Electric up and over door, power connected, window to side and door to side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band B correct as at March 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

