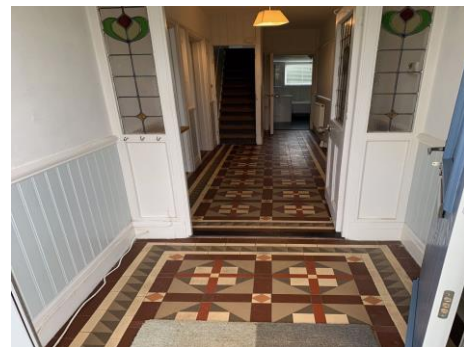


# Burrows ESTATE AGENTS

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## Polmear Road, St. Austell, Cornwall, PL25 3LE



**OFFERS OVER £305,000**

- Older style two bedroom semi detached bungalow with attic room
- Modern presentation with many character features
- Situated within established location close to local amenities
- Entrance porch, Hallway, Lounge with wood burner, Dining room, Kitchen, Rear porch
- Two bedrooms, Bathroom
- Attic room (currently used as third bedroom)
- Double glazed, Gas fired central heating
- Driveway/hard standing parking to front, Garage
- Delightful, enclosed landscaped rear garden

This is an older style semi detached bungalow having been recently modernised and updated throughout, offering spacious and well appointed accommodation.

In brief the accommodation comprises of entrance porch with minton tiled flooring, hallway with minton tiled flooring continuing, lounge with wood burner, dining room, kitchen with integrated appliances and bathroom. Two bedrooms, one with French doors opening to rear courtyard and garden. In the hallway there is a staircase leading to an attic room which is currently used as the third bedroom, and also an opening into the roof space which could provide potential for further accommodation, subject to any necessary planning consents.

The bungalow fronts onto the main A390 and is in close proximity to the Mount Charles area where there are some local amenities, Asda superstore is a short walking distance down the road, and also the historic port of Charlestown is close by.

## Accommodation

Front entrance	Steps lead up to a covered veranda entrance with wood balustrade. Part patterned UPVC double glazed door to front entrance porch.
Entrance porch	Good immediate reception area with original stain glass door and windows to hallway. Minton tiled flooring.
Hallway	Spacious hallway with door opening to staircase leading to attic room, radiator. Telephone point. Doors off to lounge, both bedrooms, bathroom and dining room which in turn leads through to kitchen. Mosaic tiled flooring.
Lounge	11' 11" x 11' 2" (3.63m x 3.40m) plus bay window feature to front, chimney breast housing wood burner. Radiator. TV fixings built in.
Dining room	11' 2" x 11' 1" (3.40m x 3.38m) Excellent additional reception room with double glazed window to side and single glazed window to rear porch. Radiator and opening to kitchen.
Kitchen	9' 9" x 9' 4" (2.97m x 2.84m) Fitted with a modern range of cream fronted shaker base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit and induction hob. Built in eye level oven, built in fridge freezer and slimline dishwasher. Window to rear enjoying garden outlook and opening to rear porch.
Rear porch	4' 0" x 3' 2" (1.22m x 0.96m) Double glazed window to side, radiator and part glazed stable door to rear garden.
Bedroom 1	11' 3" x 11' 1" (3.43m x 3.38m) plus recess. Window to front and radiator.
Bedroom 2	11' 3" x 11' 2" (3.43m x 3.40m) plus recess. Double glazed French doors opening to rear garden. Radiator.
Bathroom	9' 1" x 5' 7" (2.77m x 1.70m) Refitted with a modern white suite comprising roll top bath, separate shower cubicle with electric shower. Inset ceiling spotlights, wash hand basin. Patterned glazed window to rear.
Attic room	11' 4" x 9' 9" (3.45m x 2.97m) Excellent additional room which is currently used as a bedroom with window to rear enjoying garden outlook. Radiator. Access at landing into roof space. This access into this large roof space provides potential for further accommodation subject to any necessary planning consents and requirements, currently boarded out with power connected and wall mounted gas fired combination boiler.
Outside	To the front there are bespoke wood gates opening to a tarmac hard standing parking for 2/3 vehicles with astro turf lawn and Cornish hedging to boundaries with mature shrubs. To the side is a narrow tarmac driveway which gains access to the garage. Block built wall to side boundary.

Garage

15' 5" x 9' 8" (4.70m x 2.94m) plus coal store and wood store. Window to side and pedestrian door to side. Light and power connected and metal up and over door. Space and plumbing for washing machine and tumble dryer outlet.

The main garden is to the rear which has been beautifully landscaped with raised flowerbeds, there are numerous mature shrubs and tree features along with an expanse of lawn and vegetable plot area. The whole is well enclosed with mature shrubs to boundaries.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.



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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