

Burrows ESTATE AGENTS

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Boscoppa Road, St. Austell, Cornwall, PL25 3DR



£365,000

- A substantial 3 bedroom detached bungalow
- Positioned within a generous plot within a popular residential area
- South facing front aspect with sea glimpses
- Available with vacant possession no ongoing chain
- Large lounge opening through diner, kitchen, additional reception room
- 3 bedrooms, WC, bathroom
- Ample driveway parking plus large double garage
- Double glazed, gas fire to back boiler heating

A unique opportunity to purchase this large deceptive 3 bedroom detached bungalow positioned within a very generous garden plot enjoying South facing front aspects and sea glimpses. Ample parking, double garage and additional reception rooms.

The property is positioned within the Boscoppa area of St Austell and is one of several bungalows along Boscoppa Road. Highly regarded and offers great access to local amenities including the Post Office, Holmbush precinct, supermarkets, charity shop, butchers, bakeries and a little over one mile from the town centre and train line offering great flexibility.

Accommodation

Entrance	Part-patterned glazed door to porch.
Porch	Patterned glazed door to hall.
Hall	Doors leading to all three bedrooms, WC, bathroom and door to lounge which leads onto further accommodation. Radiator. Telephone line.
Lounge	13' 0" x 16' 5" (3.96m x 5.00m) including chimney breast. A generous lounge with picture window overlooking the front garden. Enjoying sea glimpses. Feature gas fire which runs the back boiler, radiator, TV aerial point, telephone socket. Opening through to dining room.
Dining Room	12' 5" x 7' 10" (3.78m x 2.39m) A light and attractive dining area with double doors opening to front. Window to side. Radiator. Door through to kitchen.
Kitchen	9' 10" x 7' 10" (2.99m x 2.39m) Comprises of a range of wall and base units with inset sink. Space for washing machine and oven. Door opens to larder store which is 4'10 x 2'7" (1.47 x 0.79m). Door to airing cupboard housing hot water cylinder and controls for the back boiler. Door through to additional reception room/utility space.
Utility	11' 8" x 11' 5" (3.55m x 3.48m) A generous room that offers great scope for applicants needs which easily could be utility/hobbies room/extra storage or second lounge. Window to rear, window to side and door off to side onto rear patio.
Bedroom 1	9' 10" x 13' 5" (2.99m x 4.09m) Changing to 11'4 x 9'1" (3.45m x 2.77m). A generous master bedroom with window to rear, TV aerial socket and radiator.
Bedroom 2	9' 1" x 11' 5" (2.77m x 3.48m) Window to front and radiator.
Bedroom 3	9' 1" x 6' 1" (2.77m x 1.85m) Window to side and radiator.
Bathroom	7' 10" x 4' 11" (2.39m x 1.50m) Bathroom suite comprising of a separate shower cubicle with 3/4 height tile surround, with electric shower. Separate bath. Sink. Part-patterned glazed window to rear. Radiator.
WC	3' 1" x 4' 7" (0.94m x 1.40m) Patterned glazed window to rear. WC. Radiator.
Outside	A sweeping driveway to the right hand of the plot and garden expanse is to the left with a nice boundary. Comprises of lawn laid to patio and feature shrubs with inset pond. To the rear is predominantly patio and hardstanding parking. Greenhouse and some small lawned area. There is a double garage sited slightly behind the property 21' x 16'1" (6.40m x 4.90m) with two windows to either side, up and over door and private door via side. A generous double garage with electricity and light connected. Offers great potential.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Council Tax Band C 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.