

St. Dennis

St. Austell

PL26 8DE

Guide Price £295,000

- NO ONWARD CHAIN
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- TWO/THREE DOUBLE BEDROOMS
- SUBSTANTIAL SUNROOM
- CLOSE TO GOSS MOOR NATURE RESERVE
- PEACEFUL RURAL LOCATION
  - COUNCIL TAX BAND B
- OUTBUILDING WITH POWER CONNECTED
  - PERFECT FAMILY HOME



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Tenure - Freehold

Council Tax Band - B

Floor Area - 968.75 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to bring this wonderfully positioned two/three-bedroom semi-detached bungalow to the market. Being sold with no onward chain, the accommodation is set upon a large plot and briefly comprises of a bright and airy entrance hallway with doors leading off to the kitchen/diner, two/three double bedrooms, one of which having an en-suite, generous family bathroom, as well as benefitting from having a substantial sunroom. Externally, there is a large rear garden which has mainly been laid to lawn, with a large outbuilding which has power connected. Viewings are highly recommended to appreciate all that there is to offer.

### LOCATION

Enniscaven is a rural Hamlet within the civil Parish of St Dennis which is situated on the boarder of the beautiful Goss Moor National Nature Reserve. There are some fabulous walks within Goss Moor perfect for someone who loves the outdoors. The property's nearest larger village is St Dennis which is situated between Newquay and St Austell and offers many day-to-day amenities including a shop, a bakery, a cafe a Post Office and public houses. Further afield, you will find St Austell which offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools, colleges and numerous supermarkets. The picturesque historical port of Charlestown and the award winning Eden Project are close by.

### ENTRANCE HALLWAY

Coving. Skimmed ceiling. Smoke alarm. uPVC double glazed front door. Open reach master socket. Honeywell home thermostat. Radiator. Skirting. Carpeted floor. With doors leading to:

### BEDROOM ONE

11'11" x 9'6" (3.64 x 2.91)

Coving. Skimmed ceiling. Double glazed window to the rear aspect of the property. Multiple power sockets. Radiator. Skirting. Carpeted floor. With door leading to:

### EN-SUITE

4'9" x 3'10" (1.46 x 1.19)

Skimmed ceiling. Frosted double glazed window to the rear aspect of the property. Mains fed shower cubicle. Splash back tiling. Heated towel rail. Sink basin. W.C. Carpeted floor.

### BEDROOM TWO

12'0" x 9'4" (3.68 x 2.85 )

Skimmed ceiling. Full length double glazed window to the front aspect of the property. Built in wardrobes. Radiator. Television point. Multiple power sockets. Skirting. Carpeted floor.

### SITTING ROOM / BEDROOM THREE

11'10" x 12'0" (3.63 x 3.67)

Coving. Double glazed windows to the front aspect of the property. Built in storage cupboard. Multiple power sockets. Television point. Radiator. Skirting. Carpeted floor.

### KITCHEN/DINER

11'9" x 9'10" (3.59 x 3.01)

Coving. Skimmed ceiling. Extractor fan. Double glazed window to the rear aspect of the property. Integrated oven & four ring hob with extractor hood over. Sink basin with drainer board. Skirting. Carpeted floor.

### BATHROOM

8'5" x 6'7" (2.59 x 2.01)

Skimmed ceiling. Loft access. Extractor fan. Frosted double glazed window to the rear aspect of the property. Mains fed shower over bath. Splashback tiling. Heated towel rail. Vanity sink basin with storage underneath. Push flush W.C. Built in storage cupboard. Radiator. Laminate flooring.

### SUNROOM

18'3" x 14'8" (5.58 x 4.49)

Pitched roof. Skimmed ceiling. Spotlight lighting. Multiple double glazed windows looking out onto the garden. Two radiators. Television point. Multiple power sockets. Skirting. Carpeted floor. With sliding doors out on to:



### GARDEN

Stepping out of the sunroom, there is a large decked area which is perfect for enjoying the Cornish sunshine whilst enjoying a spot of Al Fresco Dining. The remainder of this expansive garden is mainly laid to lawn with an abundance of mature shrubbery.

### OUTBUILDING

15'10" x 8'5" (4.83 x 2.58)  
with power and drainage connected.

### PARKING

There is off-road parking for two vehicles on the driveway. There is also a limited amount of on-road parking close by.

### SERVICES

This property is connected to mains Electricity & Water. Private Drainage and is heated via Oil fired central heating. Falling under Council Tax Band B.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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## Directions To Property

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

