



Lyons Road

St. Austell

PL25 3HU

Asking Price £250,000

- DETACHED BUNGALOW
- CASH BUYERS ONLY
  - LEVEL GARDEN
- GAS CENTRAL HEATING
  - CORNISH UNIT CONSTRUCTION
- EXTERNAL RENDERED WALL INSULATION
  - NO ONWARD CHAIN
    - GARAGE
    - LIVING ROOM



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Tenure - Freehold

Council Tax Band - C

Floor Area - 710.00 sq ft



### Property

CASH BUYERS ONLY. This is a well-presented three bedroom detached bungalow with gas central heating and accommodation that comprises: entrance hall, living Room, modern kitchen/diner, two double bedrooms and a single and bathroom. Outside is a large single garage and the property sits on a well-tended garden with front garden laid mainly to lawn and flower borders and to the rear are flower borders, lawn, garden sheds and greenhouse.

### Location

The property is located within the Bethel/Boscoppa/Sandy Hill area of St Austell and is within immediate walking distance of the local shop, bus routes, social club, play park and supermarkets in addition to being in the catchment area of two highly regarded primary schools. Further afield St Austell town centre is situated approximately 1 mile away and offers a wider range of shopping, coffee shops, restaurants and a local leisure centre. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive away and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

### Accommodation Comprises

All measurements are approximate.

### Covered Entrance Porch

Courtesy light

### Entrance Hall

10'6" x 6'5" (3.22m x 1.98m)

With half-glazed uPVC front door, leading into hallway, access to loft space, double-panelled radiator, cloak cupboard, door leading into:

### Living Room

15'9" x 10'9" (4.82m x 3.30m)

Large double-glazed picture window to front elevation, panelled radiator, inset gas fire with tiled surround and hearth, coved ceilings, two wall light points, TV aerial point.

### Kitchen/Diner

13'0" x 9'2" (3.98m x 2.80m)

With extensive range of base units and matching wall units, stainless steel single drainer sink unit with mixer taps, double-glazed window to side elevation, gas cooker point, plumbing for washing machine, space for fridge and freezer, work tops, decorative tiled splashback, double-panelled radiator, inset cupboard housing wall-mounted Baxi gas boiler, further cupboard housing electric meters and half-glazed uPVC side door leading to the driveway and garage.

### Bedroom One

11'8" x 11'1" (3.57m x 3.38m)

Double-glazed window to rear elevation, panelled radiator, coved ceilings.

### Bathroom

6'4" x 5'5" (1.95m x 1.67m)

Corner shower cubicle with Triton T80XR electric shower, pedestal wash basin, low level WC, panelled radiator, obscure double-glazed window to rear.

### Bedroom Two

11'9" x 9'9" (3.59m x 2.99m)

Double-glazed window to rear elevation, panelled radiator, coved ceilings.

### Bedroom Three

8'6" x 7'5" (2.61m x 2.27m)

Double-glazed window to front elevation, panelled radiator and coved ceilings.

### Garage

16'9" x 8'5" (5.13m x 2.58m)

Concrete pre-fabricated garage, with metal up and over door, pedestrian door to rear garden, power and light.



### Gardens

To the front is an open plan garden with formal lawn area, side flower borders and driveway leading to garage providing parking for numerous cars.

To the rear is an enclosed rear garden with lawn area, flower borders, two garden sheds 1: 1m x 1.2m and 2: 3m x 2m. Greenhouse :2.5m x 2m. Side pedestrian door to front.

### Services and General Information

Mains: water (metered), electricity, drainage and gas.

Council tax band 'C'

74.78 Mb Download Speed

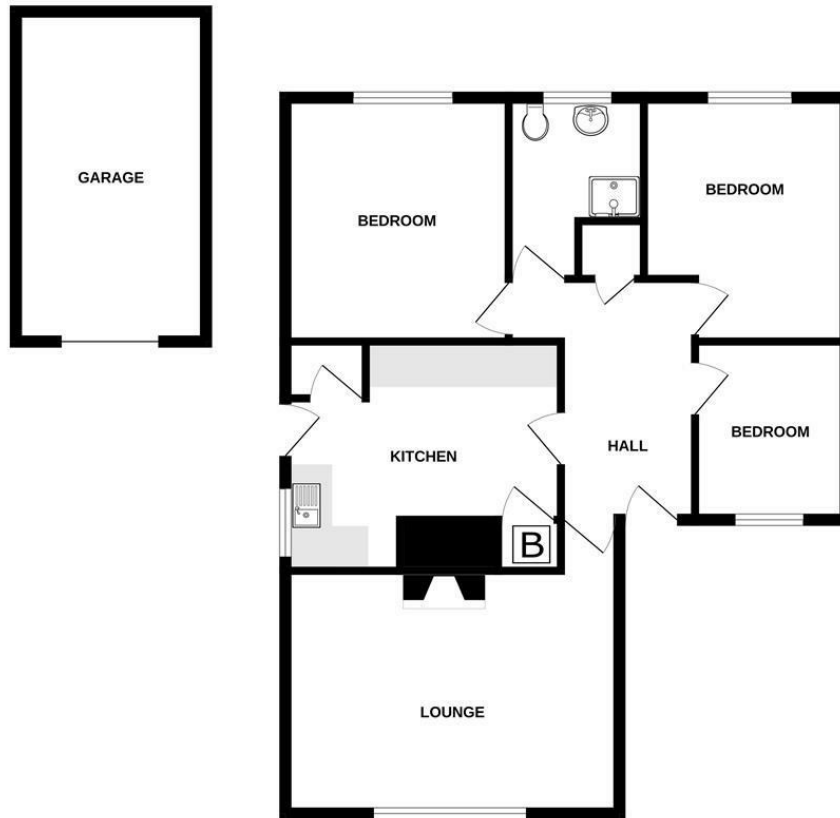
21.56Mb Upload Speed

### Agents Note

This bungalow is of Cornish unit construction and is deemed to be unmortagable and so Cash Buyers only. The property has been re-rendered and insulated and is presented in very good order.



## 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		67	
(55-68) <b>D</b>			
(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	

## Directions To Property

From Tesco supermarket, turn right up the road past Cornwall Hospice Care offices and then turn second right into Lyons Road.

## Contact Us

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