



Carludon
St. Austell
PL26 8TY

Auction Guide £135,000

- NO ONWARD CHAIN
- SPACIOUS REAR GARDEN
- OFF ROAD PARKING
- RENOVATION REQUIRED
- COUNCIL TAX BAND A
- TWO DOUBLE BEDROOMS
- PERFECT FIRST HOME
- WORKSHOP / GARAGE
- CLEAR MUNDIC BLOCK TEST



 Millerson
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Tenure - Freehold

Council Tax Band - A

Floor Area - 753.00 sq ft



Property Description

Millerson are thrilled to present this spacious detached, two double bedroom, bungalow to the market via Public Auction and via Livestream on Thursday 25th July 2024. Situated on the outskirts of St Austell, in Carluddon. In need of renovation and modernisation throughout, this home would be ideal for first time buyers. The bungalow, briefly comprises of a spacious kitchen, dining room and separate lounge, as well as two double bedrooms and sunroom. Externally, this property benefits from having a private driveway with parking spaces for two/three vehicles. A large garage, which has been previously used a workshop, as well as benefitting from a large rear garden. Being sold with no onward chain, the property provides double glazing throughout and is heated via electric night storage heaters, as well as falling under Council Tax Band A. Viewings are advised to appreciate the potential this property holds.

Location

The village of Penwithick is located on the outskirts of St Austell enjoying both easy access into the surrounding countryside, combined with the benefit of the comprehensive facilities available in St Austell, just a few miles away. These include a main line rail-link to London, Paddington, numerous pubs, restaurants and bistros, whilst further afield lies the world renowned Eden Project and the stunning beaches of both the north and south coasts.

The Accommodation Comprises

(All dimensions are approximate)

Entrance Hallway

Doors leading off to:

Lounge

11'5" x 10'4" (3.49 x 3.16)

Wooden panelled ceiling. Double glazed windows to the front aspect of the property. Original, decommissioned fireplace. Electric storage heater. Skirting. Carpeted flooring. With doors leading to:

Dining Room

11'4" x 10'2" (3.47 x 3.10)

Wooden paneled ceiling. Single glazed window looking into the kitchen. Built in storage cupboard, housing the hot water cylinder. Electric fire. Television point. Electric storage heat. Skirting. Carpeted floor.

Sunroom

8'1" x 4'5" (2.48 x 1.36)

uPVC double glazed doors, which overlook an enclosed front garden. Coving. Carpeted floor.

Kitchen

12'5" x 7'11" (3.80 x 2.42)

uPVC double glazed window to the rear aspect of the property. Coving. Integrated oven and hob. Multiple storage cupboards. Sink with drainer unit. Splash-back tiling. Skirting. Laminate floor.

Bathroom

7'2" x 6'1" (2.20 x 1.86)

Loft access. Wooden panelled ceiling. Extractor fan. Mains fed bath & shower cubicle with an electric shower. Sink basin. Towel rail. Splash back tiling. Carpeted floor. With single glazed frosted window to the rear aspect of the property.

Bedroom One

11'2" x 10'5" (3.42 x 3.19)

Wooden panelled ceiling. Double glazed window to the front aspect of the property. Multiple power sockets. Electric storage heater. Skirting. Carpeted floor.

Bedroom Two

10'1" x 8'11" (3.08 x 2.74)

Wooden panelled ceiling. Double glazed window to the rear aspect of the property. Electric storage heater. Skirting. Carpeted flooring.

Utility Room

7'11" x 7'4" (2.42 x 2.26)

uPVC double glazed windows to the rear aspect of the property.



Built in storage cupboards. Space for a dryer. Skirting. Laminate floor. With uPVC double glazed door leading out to the garden.

Cloakroom

3'7" x 2'11" (1.11 x 0.89)

uPVC frosted double glazed window to the rear aspect of the property. W.C. Skirting. Laminate floor.

Garage

14'10" x 12'5" (4.53 x 3.79)

Single block garage, with power and single glazed windows to the rear. It has been previously used as a workshop and could well be restored for all those tradesmen amongst us.

Outside

This property benefits from an enclosed, mainly laid to lawn, rear garden with an array of mature foliage and raised hard standing flower beds.

Parking

There is off road parking on the driveway for two/three vehicles.

Services

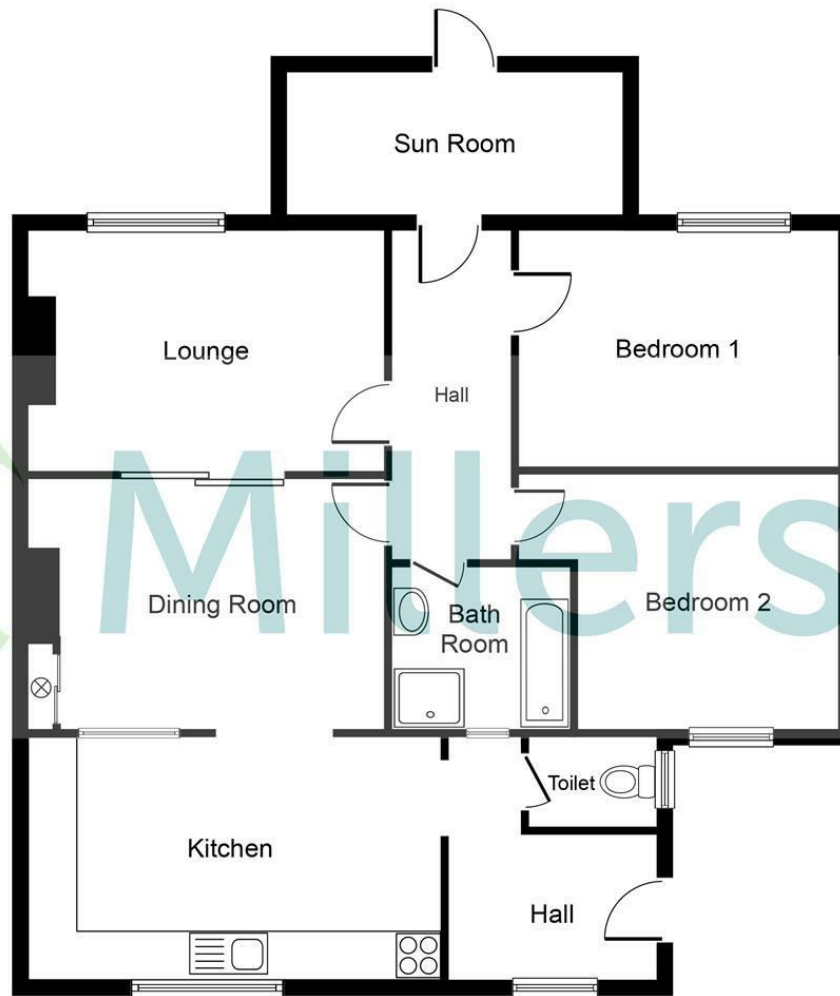
Mains electricity & water. This property has private drainage and is heated via electric storage heaters. The bungalow also falls under Council Tax Band A

Agents Notes

The vendor has carried out a Mundic test on the property in October 2023, the results came back clear. The property is partly of non-standard construction which may affect mortgageability.



Directions To Property



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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Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

