



St. Sulien  
Luxulyan  
Bodmin  
PL30 5EB

Asking Price £305,000

- No Onward Chain
- Popular Village Location
  - Flat And Level Plot
- Front And Rear Gardens
- Garage And Off Road Parking
- Renovation Required
- Oil Central Heating
- Scan QR For Material Information





Tenure - Freehold

Council Tax Band - C

Floor Area - 968.00 sq ft



### Property Description

Millerson Estate Agents are pleased to bring to the market this three bedroom detached bungalow, situated within a popular residential area in the village of Luxulyan. Being sold with no onward chain and vacant possession upon completion, this property is in need of modernisation but provides ample space, off road parking and gardens to both the front and rear. In brief, the property comprises of an L-shaped entrance hall, spacious lounge/diner, kitchen, shower room and three bedrooms.

Outside you will find mature gardens with the benefit of a large outbuilding which would work well as a workshop and ample off road parking in addition to the garage. The property is heated via oil fired radiators, is connected to mains electricity, water and drainage and falls under Council Tax Band C. Viewings are strictly by appointment and are highly recommend to appreciate all that this property has to offer.

### Location

Situated in the heart of Luxulyan, this home enjoys easy access to the amenities of the village which include a village hall which hosts several events such as Pilates, indoor bowling and dancing. In addition there is a primary school, church, Post office, convenience store and The Kings Arms Public House. Luxulyan Valley itself is designated a World Heritage Site, with tree lined walks along the valley and offering its own railway link. The nearest town of St Austell offers a comprehensive range of amenities including a number of well known supermarkets, mainline rail link to London Paddington, and a wide range of sporting facilities including the leisure centre at Polkyth, bowling alley and football club. The pretty harbourside village of Charlestown is popular for dining out with the harbour itself utilised as the backdrop for a number of period dramas and films, including The Eagle Has Landed and Mansfield Park. Further afield lie the sandy beaches of both the North and South coasts and the picturesque coastal walks of the Roseland Peninsula, an area of outstanding natural beauty.

### The Accommodation Comprises

All dimensions are approximate.

### Entrance Hall

L shaped.

Coving. Loft access. Smoke sensor. Thermostat. Multiple storage cupboards - one of which houses the oil fired boiler. Two Radiators. Broadband and phone point. Skirting. Carpeted flooring.

### Kitchen

12'10" x 8'9" (3.93m x 2.68m)

Double glazed window to the front aspect. Coving. A range of wall and base fitted units with roll top work surfaces. Integrated double oven and electric hob and extractor fan over. Sink with two drainers. Space and plumbing for fridge freezer and washing machine. Tiling around stain

sensitive areas. Radiator. Ample plug sockets. Skirting. Vinyl flooring. Door leading out to the side of the property.

### Lounge/Diner

19'9" x 13'10" (6.04m x 4.24m)

Double glazed window to the rear aspect. Coving. Radiator. Ample plug sockets. TV and broadband point. Coving. Carpeted flooring. Double glazed door leading to the rear garden.

### Bedroom One

12'4" x 11'10" (3.78m x 3.62m)

Double glazed window to the front aspect. Coving. Built in cupboard ideal for storing clothing. Radiator. Plug socket. TV point. Skirting. Carpeted flooring.

### Bedroom Two

12'5" x 10'11" (3.79m x 3.34m)

Double glazed window to the rear aspect. Coving. Radiator. Plug sockets. Skirting. Carpeted flooring.

### Bedroom Three

8'3" x 7'10" (2.52m x 2.40m)

Double glazed window to the front aspect. Coving. Built in cupboard. Radiator. Plug sockets. Skirting. Carpeted flooring.

### Wet Room

7'11" x 5'8" (2.43m x 1.75m)

Two frosted double glazed windows to the rear aspect. Coving. Extractor fan. WC with push flush. Wash basin. AKW shower. Vinyl flooring.

### Outside

To the front- Hardstanding path leading to the property. A range of mature trees and shrubs. Outside tap. Hardstanding driveway with parking for multiple vehicles. Side access.

To the rear- Oil tank housed. Useful outbuilding connected to power and water making it an ideal space to use as a workshop. A range of mature trees and shrubs. Hard standing patio area to enjoy the Cornish sun. Access into the garage.

### Garage

16'9" x 8'7" (5.11m x 2.63m)

Metal up and over door. Power.

### Parking

There is hardstanding driveway parking for multiple vehicles in addition to the garage. On street parking is also available.

### Material Information

Verified Material Information



Council tax annual charge: £1974.56 a year (£164.55 a month)  
Tenure: Freehold  
Property construction: Standard form  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

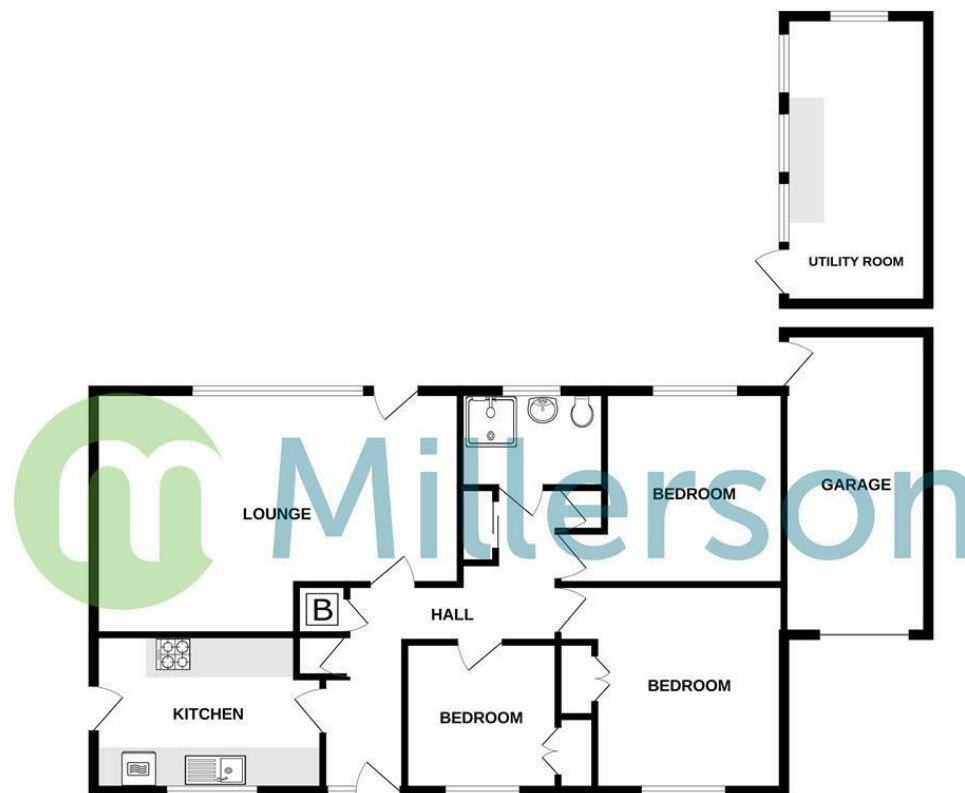
#### Services

The property is connected to mains electricity, water and drainage whilst oil fired radiators heat the property. Council Tax Band C.





## 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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

## Directions To Property

From St. Austell College continue uphill and at the traffic lights pass straight across. At the next roundabout continue straight across and continue without deviation, through Trethurgy until reaching the roundabout at the entrance to the Eden Project. Continue straight across and after some distance pass Croft Farm Park and continue without deviation into the village of Luxulyan. After passing over the bridge, turn right and head pass the primary school and then taking the next right into St. Sulien. Continue on the road, and the property will then be located shortly on your left-hand side.

## Contact Us

Millerson Estate Agents  
5-6 Market Street

St Austell  
Cornwall  
PL25 4BB

E: [st.austell@millerson.com](mailto:st.austell@millerson.com)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

## Scan QR For Material Information



Scan me!

**Millerson**  
millerson.com