



MAY WHETTER & GROSE

8 BOSCARNE CRESCENT, ST. AUSTELL, PL25 4PW
GUIDE PRICE £325,000



SITUATED IN A SOUGHT AFTER, CUL DE SAC LOCATION IS THIS DETACHED BUNGALOW IN NEED OF COSMETIC REFRESHMENT. THE PROPERTY BENEFITS FROM MAJORITY UPVC DOUBLE GLAZING THROUGHOUT, GAS FIRED CENTRAL HEATING COURTESY OF AN UPDATED COMBINATION BOILER, GARAGE AND AMPLE OFF ROAD PARKING AND IS SET WITHIN A LARGE PLOT OFFERING POTENTIAL TO EXTEND OR CREATE ANOTHER DWELLING (PENDING THE RELEVANT PERMISSIONS). INTERNALLY THE BUNGALOW OFFERS, ENTRANCE CONSERVATORY, KITCHEN, REAR PORCH, LOUNGE AND BATHROOM. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE POTENTIAL THE BUNGALOW HAS TO OFFER. EPC - E



St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket. There is a mainline railway station and leisure centre together with primary and secondary schools. The picturesque port of Charlestown is a twenty minute walk and the award winning Eden Project is within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions:

From St Austell head out onto the A390 and at Asda carry straight on up toward the Mount Charles Roundabout. Just before this there is a set of traffic lights, turn left onto Porthpean Road (this is a one way road). Head along past the turning into Mount Charles School, located just after this, on your right hand side is a turning into Boscarne Crescent. Number 8 is located in the top left hand corner, nicely tucked away.

Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Entrance Conservatory:

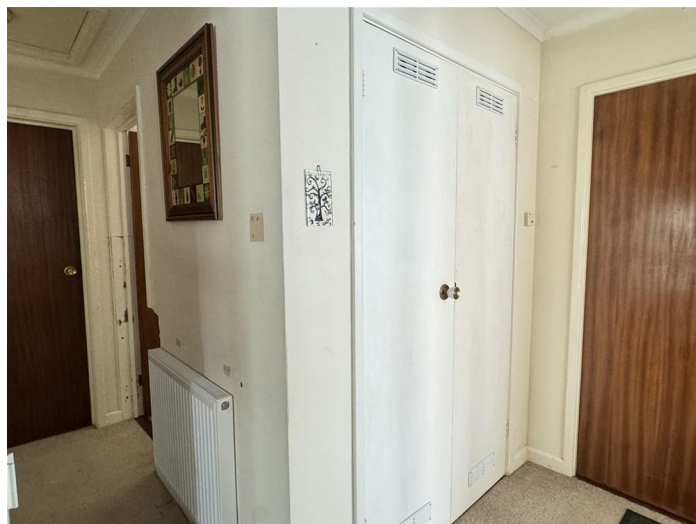
10'9" x 10'5" (3.3m x 3.2m)



Upvc double glazed front door, half glazed on two sides, Upvc sealed glazed units to side elevation. Two steps up lead to double doors allowing access to entrance hall.

Entrance Hall:

8'9" x 10'7" (2.68 x 3.24)



Doors to Lounge, Kitchen, Bedrooms one, two, three and family bathroom. Further doors allow access to built in cupboard housing mains fuse box. Loft access hatch. Radiator.

Lounge:

16'0" x 14'1" (4.9m x 4.3m)



Upvc double glazed window to front elevation. Hatch leading to kitchen. Carpet Flooring. Recently installed multifuel burner.



Bedroom Three:

13'5" x 10'5" (4.1m x 3.2m)



(maximum measurement)
Upvc double glazed window to rear.

Bathroom:



Double glazed window to side elevation with obscure glazing. Fitted suite of low level flush WC, pedestal hand wash basin and panel enclosed bath. Tiled walls to water sensitive areas. Heated towel rail. Updated gas fired combination central heating boiler

Outside:



From the corner of Boscarne Crescent access to the driveway and parking and garage.

Garage:

19'1" x 7'11" (5.82 x 2.43)



Up and over door to front. Pedestrian door to side and window to rear.



The bungalow is set in a large, mostly level plot with

numerous high hedges, fencing, trees and shrubs surrounding the bungalow. There is a wood shed, large greenhouse and the plot lends itself well to extending or the addition of another property in the garden pending the relevant permissions. An early viewing is essential to fully appreciate this spacious plot offering tremendous versatility.

Council Tax - C



Please note there is a Ring Door bell recording device at the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 2px; display: inline-block;">83</div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



All measurements are approximate and for display purposes only.

Ground Floor

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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