



MAY WHETTER & GROSE

**13 LYONS ROAD, ST. AUSTELL, PL25 3HU**  
**GUIDE PRICE £225,000**



A WELL POSITIONED CHAIN FREE LEVEL DETACHED BUNGALOW AVAILABLE TO CASH BUYERS ONLY DUE TO PREFABRICATED CONSTRUCTION. THE PROPERTY HAS TWO DOUBLE BEDROOMS AND OCCUPIES AN EXTREMELY QUIET SETTING WITHIN CLOSE REACH OF AMENITIES. FURTHER BENEFITS INCLUDE OFF ROAD PARKING, A MANAGEABLE AND ESTABLISHED PLOT, UPVC DOUBLE GLAZING, MAINS GAS FIRED CENTRAL HEATING. THE PROPERTY HAS AN EXTERNAL STORE WHICH WAS FORMERLY A GARAGE OFFERING GOOD SIZE STORAGE OPTIONS. A VIEWING IS ADVISED TO FULLY APPRECIATE THE WELL POSITIONED HOME. AWAITING PROBATE .PLEASE SEE AGENTS NOTES EPC - D



## Location

Junior and Secondary schools are within walking distance of the property at Sandy Hill Infants or Charlestown Primary and Penrice Community College. Situated in convenient location for the Holmbush complex, providing a Tesco supermarket, bakery and takeaways. St Austell town centre is within two miles and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. A secondary education college is located on the outskirts of the town. The picturesque port of Charlestown, Carlyon Bay beach and the award winning Eden Project are within a short drive. The town of Fowey is approximately seven miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately thirteen miles from the property.

## Directions

From St Austell, head out onto the A390 towards Holmbush at the Mount Charles roundabout head down the hill and under the railway bridge towards Tesco. At the traffic lights turn left onto Daniels Lane, you will pass the parade of shops on your left - head straight over the roundabout. Continue up the hill and turn right onto Lyons Road. The property is located towards end of the straight road, before it bends off to the left, on your left hand side. Parking is available on the drive to the left hand side of the property for viewers.

## Accommodation

Upvc double glazed door with obscure detailing with inset leaded detail allows external access into entrance porch.

## Entrance Porch

4'6" x 4'0" (1.39 x 1.23)



Matching sealed glazed unit to left hand side of front door. Original single glazed door provides access through to entrance hall with stippled glazing. Carpeted flooring.

## Entrance Hall

12'6" x 5'10" (3.82 x 1.79)



Doors off to lounge, kitchen, shower room, bedrooms one and two. Further door opens to provide access to the boiler cupboard housing the combination gas fired Worcester Central Heating boiler. Loft access hatch. Polystyrene tiled ceiling. Carpeted flooring. Radiator. BT Openreach telephone point. Wall mounted heating controls.

## Lounge

16'7" x 10'11" (5.06 x 3.34)



A lovely twin aspect lounge with Upvc double glazed window to front elevation and further Upvc double glazed window to side elevation, both combine to provide a great deal of natural light. Open fireplace with decorative stone backing and tiled mantle. Two television aerial points. Carpeted flooring. Textured ceiling. Textured walls. Radiator.





**Kitchen**

10'2" x 10'5" (3.12 x 3.18)



Upvc double glazed window to rear elevation overlooking the well stocked and enclosed rear garden. Upvc double glazed door with upper and lower obscure glazing provides access through to the front to rear access covered walkway. Matching wall and base units, roll top work surfaces with matching splashback. Stainless steel one and half bowl sink with matching draining board and central mixer tap. Fitted electric oven. Fitted electric hob with extractor fan above. Vinyl flooring. Space for fridge, freezer, washing machine, and space for breakfast table. Twin doors open to provide access to an in-built larder offering shelved storage.

**Front to Rear Access**

9'1" x 3'0" (2.79 x 0.92)

Upvc double glazed doors to front and rear elevations, both with upper and lower obscure glazing. Upvc double glazed window to side elevation with obscure glazing. Polycarbonate roof. Upvc clad wall. Carpeted flooring.

**Shower Room**

6'4" x 7'3" (1.94 x 2.22)

Upvc double glazed window to rear elevation with patterned obscure glazing. Matching three piece updated white shower suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap, large fitted shower enclosure with sliding glass shower door and wall mounted mains fed shower. Vinyl flooring. Heated towel rail. Tiled walls.

**Bedroom One**

12'11" x 10'0" (3.96 x 3.06 )



Upvc double glazed window to rear elevation overlooking the well stocked enclosed rear garden. Carpeted flooring. Radiator. Television aerial point.



## Bedroom Two

10'3" x 9'11" (3.13 x 3.04)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. This room is currently utilised as a dining room, however it would comfortably house a double bed should a second double bedroom be required. Textured ceiling.

## Outside



To the front of the property the front garden is laid to lawn with established evergreen borders to the right and front elevations. To the left hand side there is a brick drive allowing off road parking for two vehicles. A brick paved walkway flows across the front providing hard standing access to the front door.

To the left hand side at the rear of the drive is access door to the front to rear access and a door providing access to the former garage.

## Former Garage

17'3" x 8'4" (5.26 x 2.55)

As previously mentioned Upvc double glazed door to front elevation provides pedestrian access with upper obscure glazing. The former garage benefits from single glazed window to rear and right elevations and also benefits from light and power. A garage door could be reinstated if vehicular access is required.



The rear garden is well enclosed with wood fencing to the left, rear and right elevations which are fronted with established evergreen planting. The rear garden is mainly laid to lawn with a hard standing flowing across the rear of the property with outdoor tap.



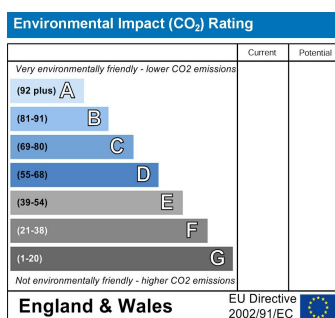
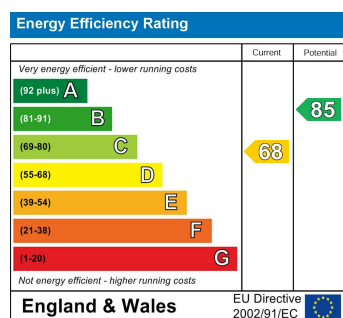
## Agents Notes

Interested parties are advised that this property is

available to cash buyers only due to the construction, believed to be a prefabricated construction, those seeking finance are urged to check that their lender will lend prior to arranging a viewing. The property is offered with no onward chain.

Probate has been applied for but not yet Granted.

### Council Tax Band - B



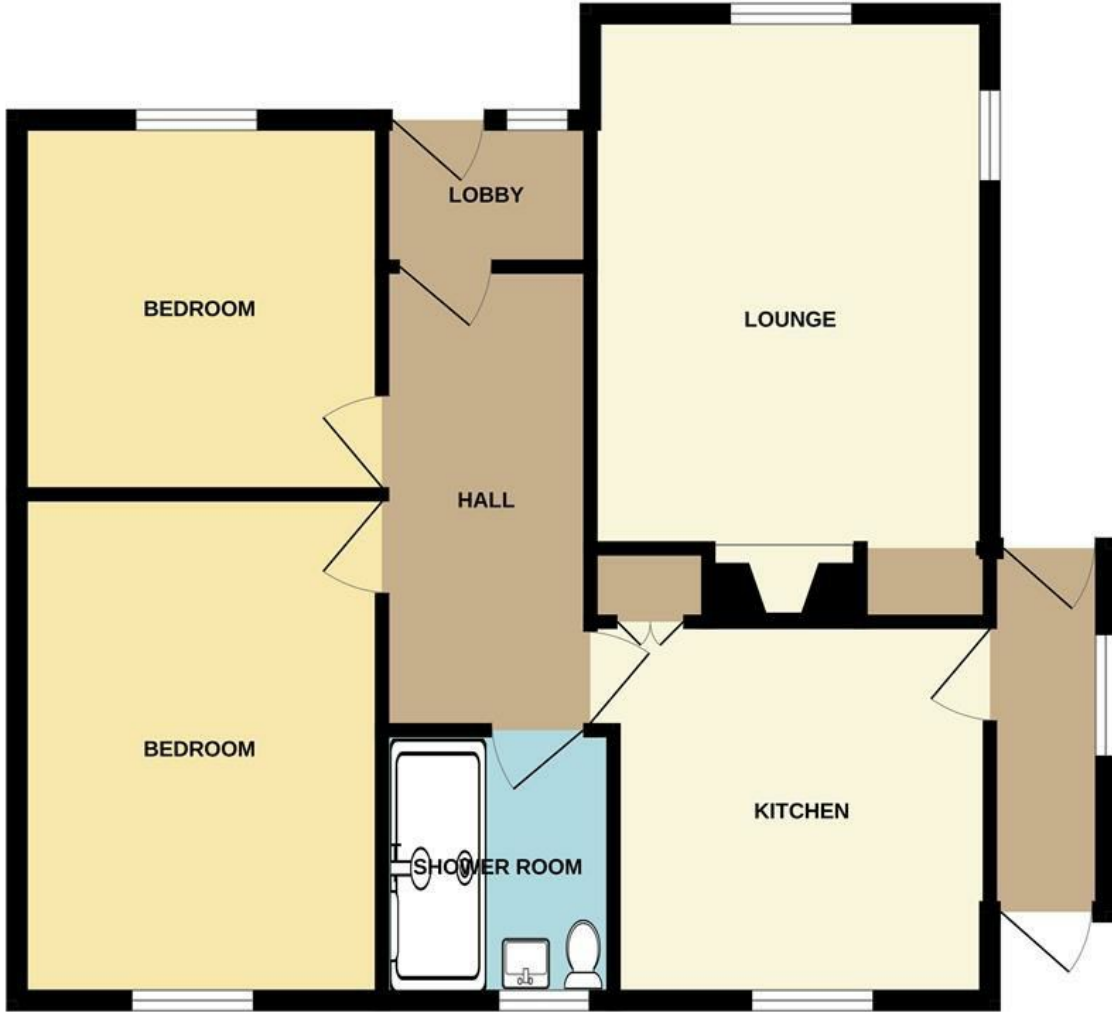








## GROUND FLOOR



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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