

Burrows ESTATE AGENTS

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Wedgewood Road, St. Austell, Cornwall, PL25 3HY



£229,950

- Deceptive 3 bedroom mid-terrace bungalow
- Available with vacant possession no ongoing chain
- Kitchen, dining room through lounge, 3 bedrooms, shower room, utility porch
- Gas fired central heating, double glazing
- Hardstanding parking and garage
- Enclosed rear garden with patio and lawn area
- Popular and highly regarded Holmbush area location
- Close to essential amenities and transport links

Available with vacant possession and no ongoing chain is this deceptive three bedroom mid-terraced bungalow. Offering scope for some decorative updating with generous living areas, utility porch, garage, parking and enclosed rear garden within a popular and highly regarded setting at Holmbush.

The property comprises of entrance hall, kitchen, utility porch, dining room, lounge, three bedrooms, and shower room and benefits from gas fired central heating and double glazing. Outside the bungalow to the front is a hardstanding parking area and garage. The main garden is to the rear being well enclosed with areas of patio and lawn.

Wedgewood Road is within the Holmbush area of St Austell being convenient walking distance of the Holmbush precinct which benefits from a Post Office, bakery, butchers, takeaways, supermarkets and bus links. Little over one mile away is St Austell's main town centre and the picturesque harbour village of Charlestown with its renowned hospitality, beaches and headland coastal walks. As previously mentioned this deceptive bungalow can only be appreciated by viewing internally and appointments to appraise are most strongly advised.

Accommodation

Entrance	Part patterned glazed door to hall.
Hall	Doors off to kitchen, dining room, all three bedrooms and shower room. Telephone socket, radiator. Access hatch to roof space. Airing cupboard housing Baxi combination boiler.
Kitchen	10' 1" x 7' 9" (3.07m x 2.36m) Comprising of a range of wall and base units with working surface over, space for oven and fridge. Window to the front, door through to utility, part-glazed panel to dining room.
Dining Room	10' 11" x 7' 10" (3.32m x 2.39m) Maximum. A useful dining space with integral storage cupboard, radiator and opening through to lounge.
Lounge	11' 11" x 12' 0" (3.63m x 3.65m) A bright dual aspect lounge with picture window to rear enjoying the garden. Window and glazed door to patio. Feature gas fire setting. Feature glass panel through to dining room. TV aerial socket.
Bathroom	6' 8" x 5' 8" (2.03m x 1.73m) Fully tiled incorporating panelled shower cubicle with electric shower, wash hand basin and w.c. Patterned window to front.
Bedroom 1	10' 11" x 10' 9" (3.32m x 3.27m) Window to rear. Radiator.
Bedroom 2	10' 1" x 8' 8" (3.07m x 2.64m) Maximum. Window to front. Radiator.
Bedroom 3	7' 9" x 7' 3" (2.36m x 2.21m) Door and window to rear. Radiator.



Utility

8' 1" x 3' 11" (2.46m x 1.19m) Part-patterned glazed door opening to drive. Space for white goods and plumbing. Door to garage.

Garage

14' 9" x 8' 2" (4.49m x 2.49m) With an up and over door. Power connected.

Outside

To the front is hardstanding parking for several vehicles and garage. The main garden is to the rear with a hardstanding patio seating area which leads on to lawn.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band B correct as at February 2024

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

GROUND FLOOR
842 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.3 sq.m.) approx.

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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