

Burrows ESTATE AGENTS

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Chatsworth Way, Carlyon Bay, St. Austell, Cornwall, PL25 3SL



£445,000

- Available with vacant possession, no ongoing chain
- Detached 3 bedroom bungalow
- Scope for updating and improving throughout
- Popular residential location of Carlyon Bay
- Generous gardens to front and rear
- Entrance Porch, hallway, 3 bedrooms, wet room, lounge through dining room, sun room, kitchen
- Double glazed, gas central heating
- Driveway/hardstanding parking
- Garage
- Good sized lawned garden to front, large garden to rear

Available with vacant possession and no ongoing chain is this detached 3 bedroom bungalow in the popular and sought after location of Carlyon Bay offering a fantastic opportunity with it's large gardens and scope for improvement for someone to incorporate their own design and ideas.

In brief, the accommodation comprises of entrance porch, hallway, 3 bedrooms and wet room, lounge/dining room, sun room and kitchen. The accommodation also has double glazing and gas fired central heating. Outside, the property is set within a generous plot with good sized garden to front and driveway/hardstanding parking for several vehicles to side, garage. The main garden to the rear which is of a large proportion is currently cleared to provide a blank canvas but offers scope for the bungalow to be extended into this garden or to provide a fantastic large garden for landscaping.

Chatsworth Way is a highly regarded and well established location within Carlyon Bay, noted for it's large sandy beach, headland and clifftop walks. There are a number of amenities within the immediate area including local schooling, golf course and restaurants, the neighbouring historic harbour village of Charlestown is also close by. With the property being located within Carlyon Bay and it's generous gardens and position, it is anticipated to appeal to a good number of people and appointments to appraise internally are most strongly advised.

Accommodation

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|--------------------|--|
| Front entrance | Part patterned glazed door and side screen to entrance porch. |
| Entrance porch | Patterned glazed door to hallway. |
| Hallway | Spacious entrance hall. Radiator. Doors off to all 3 bedrooms and bathroom, door to lounge/dining room which leads to sun room and kitchen. |
| Lounge/dining room | 16' 2" x 10' 2" (4.92m x 3.10m) including chimney breast housing open fire. Windows to front. Radiator. Door to kitchen and opening to dining area. |
| Dining area | 10' 1" x 7' 10" (3.07m x 2.39m) practical dining area with wood flooring. Window to side. Radiator and French doors opening to sun room. |
| Sun room | 8' 4" x 5' 10" (2.54m x 1.78m) Sliding patio door to front and window to side. Good additional space enjoying front garden out look or could provide additional lounge/dining room space. |
| Kitchen | 12' 7" x 7' 11" (3.83m x 2.41m) Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit, part tiled walling adjacent. Cooker space, space and plumbing for washing machine, further appliance space. Patterned glazed door to side, window to rear enjoying distant countryside views and door to built-in pantry. |
| Bedroom 1 | 13' 4" x 9' 11" (4.06m x 3.02m) including glazed shower cubicle. Radiator. Window to rear enjoying garden outlook and distant countryside views. |
| Bedroom 2 | 9' 0" x 7' 8" (2.74m x 2.34m) Radiator and window to side. |
| Bedroom 3 | 11' 1" x 9' 0" (3.38m x 2.74m) maximum including sliding doors to built-in wardrobe. Radiator. Window to front. |
| Wet room | 8' 0" x 8' 3" (2.44m x 2.51m) Spacious room with close coupled w.c., wash hand basin, panelled bath. Part tiled walling. Two patterned glazed windows to rear. Door to airing cupboard housing wall mounted Baxi combination boiler. |
| Outside | To the front there is an expanse of garden which has been currently cleared to offer a blank canvas for the purchaser to put in their own ideas. Driveway/hardstanding parking to side for several vehicles with pathway to front entrance and steps leading up to side entrance. Access to rear. To the rear is a good size garden again having been cleared to offer a blank canvas for the purchaser. |
| Garage | 16' 7" x 8' 9" (5.05m x 2.66m) Metal up and over door. Pedestrian door and window to side. Light and power connected. |

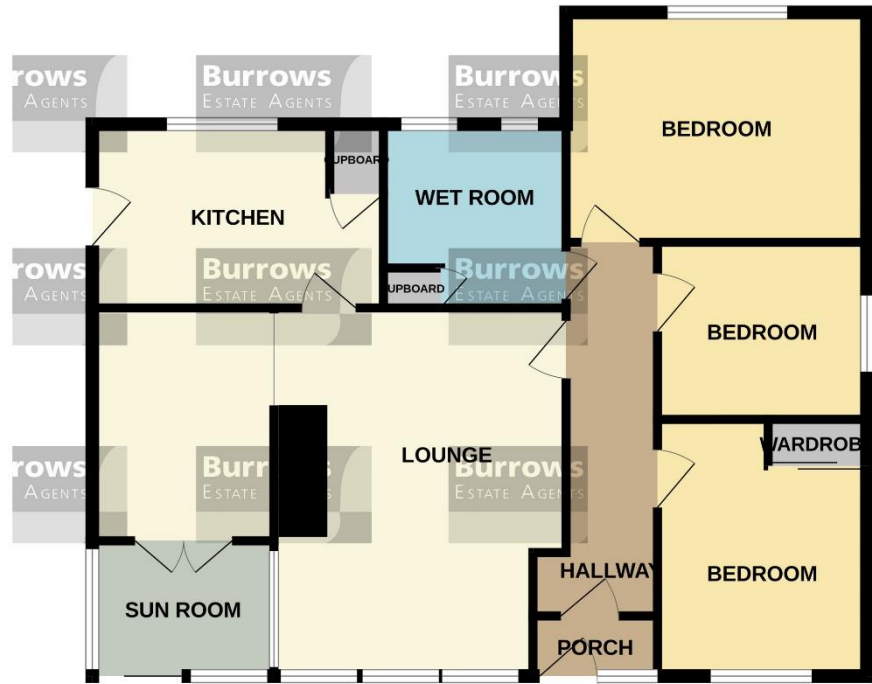
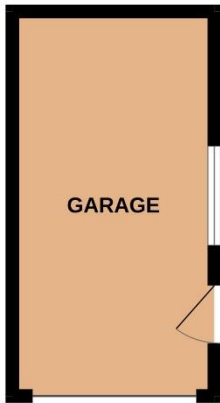
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Council Tax Band D correct as at May 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



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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