



Carrickowel Crescent, St. Austell, PL25

St. Austell

£220,000

KAREN TRACE

exp UK

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Beautifully Presented Two-Bedroom Semi-Detached Bungalow with Owned Solar Panels

This attractive and impeccably presented two-bedroom semi-detached bungalow enjoys a peaceful cul-de-sac position within the highly regarded Killyvarder development in Boscoppa, on the eastern fringe of St Austell. The property offers stylish, comfortable living with the added benefit of owned solar panels, taking full advantage of the sunny, south-facing aspect and providing significant savings on electricity.

Property Overview

The accommodation is light, modern and thoughtfully arranged, beginning with a welcoming hallway that provides access to all principal rooms. The generous living room is an inviting space, featuring a picture window and patio doors that open directly onto the south-facing rear garden. A decorative fireplace with living-flame electric fire creates a warm focal point.

The fitted kitchen is well equipped with a comprehensive range of units, integrated oven, hob & extract fan and space for further white goods. A half-glazed door opens to the rear garden, allowing easy access for outdoor dining and entertaining.

There are two well-proportioned bedrooms positioned to the front of the bungalow, both served by a modern, fully tiled shower room with contemporary suite and finishes. The property benefits from Fischer German electric panel heating and UPVC double glazing throughout.

Energy Efficiency

A bank of owned solar panels enhances the property's energy performance, providing free electricity during daylight hours and offering a valuable reduction to household running costs.

Outside Space

The gardens are a particular feature. To the front is a generous lawn with a lower shingle patio area and a pedestrian approach. A side pathway leads to the rear, where an enclosed, south-facing garden enjoys distant coastal glimpses. This outdoor space includes a paved patio, well-kept lawn and established borders—ideal for relaxing or entertaining.

A garage with power, lighting is located to the rear, providing secure parking or useful workshop/storage space.

Location

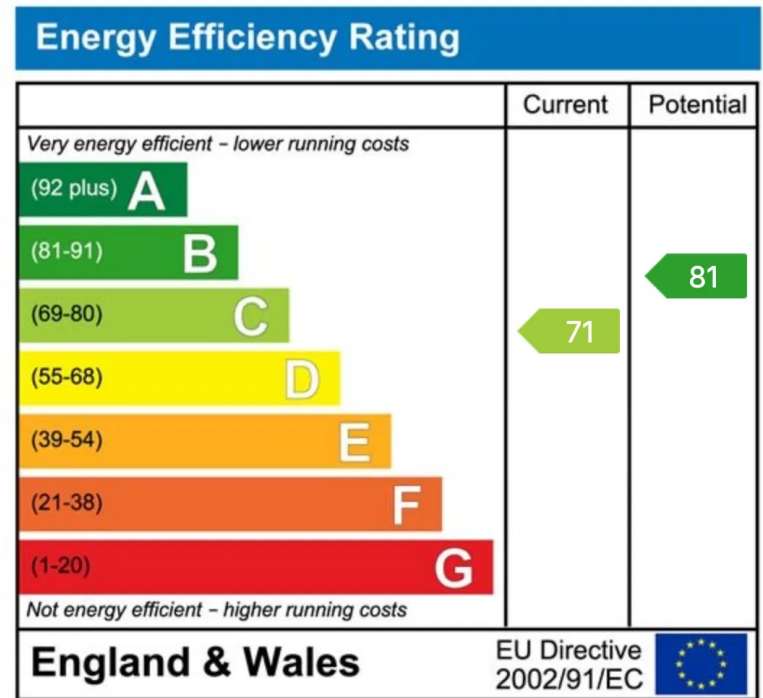
Carrickowel Crescent forms part of a quiet inner cul-de-sac within the popular Killyvarder development. The area is well regarded for its convenience, lying on a local bus route and close to a range of amenities including shops, schools and leisure facilities. St Austell town centre is an easy reach providing day-to-day services and mainline rail connections.

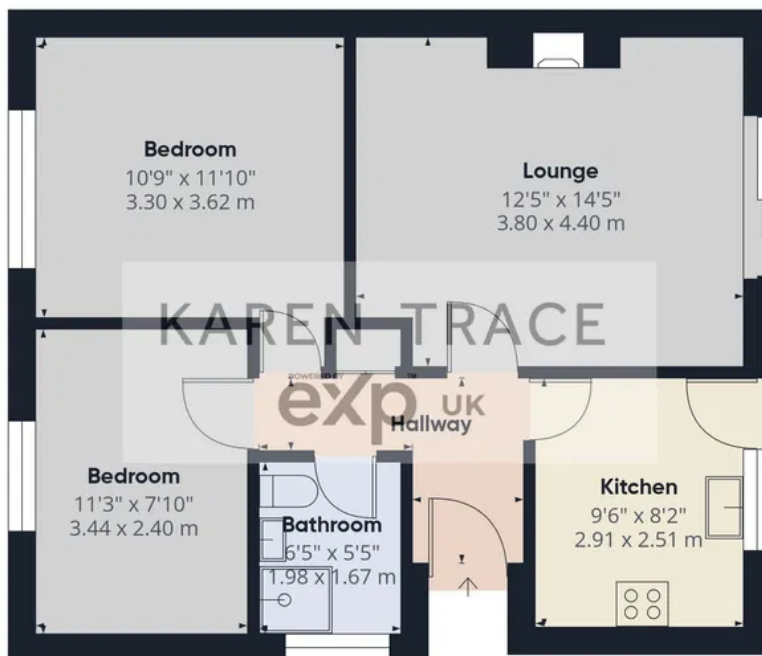
Agent's Note

This superbly presented bungalow will appeal to a wide range of buyers, particularly









Floor 0 Building 1

Approximate total area⁽¹⁾

707 ft²

65.7 m²



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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