

23 BOSCOPPA ROAD



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St Austell, PL25 3DR

Guide Price: £379,950



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5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

23 BOSCOPPA ROAD

23 Boscoppa Road is a well-presented four-bedroom bungalow, located just a short walk from local amenities.

As you enter the property, a spacious hallway welcomes you and leads to the various rooms throughout the home. To the right, there are two generously sized bedrooms and the family bathroom/WC. On the left, you'll find two further bedrooms—one currently used as a home office—as well as the kitchen, dining area, and living room.

The kitchen also benefits from access to a good sized porch/utility with ample space for fridge freezer and tumble dryer. While the living room features large sliding doors that open directly onto the garden, offering a seamless indoor-outdoor flow.

Outside, the property boasts a generously sized rear garden, filled with mature trees and lush planting that provide a great sense of privacy. A paved patio area, currently arranged with outdoor furniture, offers the perfect spot for relaxing or entertaining.

To the front, there is a large lawned garden along with ample parking space for multiple vehicles. In addition to this is a generous sized garage with inspection pit, outside WC and wash hand basin.



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KEY FEATURES

CHAIN FREE

Well- Presented Kitchen

Four Double Bedrooms

Family Bathroom

Living Room/ Dining Room

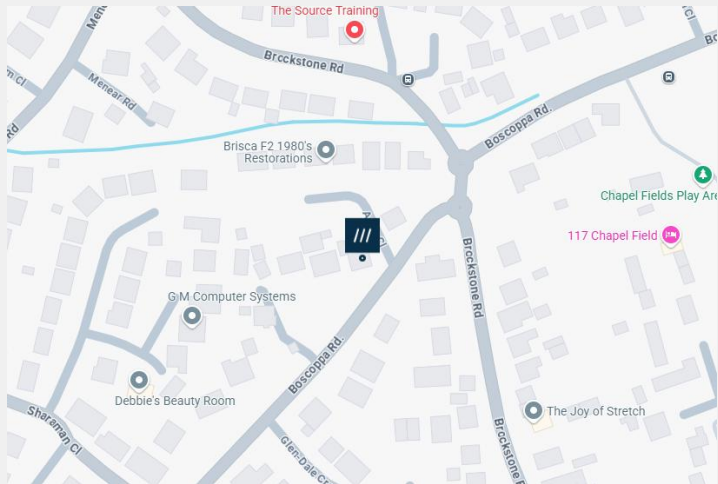
Utility Room

Large Well-Maintained Garden

Garage with Inspection Pit

WC in Garage

Driveway Parking For Multiple Vehicles



what3words: ///unopposed.wedding.reheat



SERVICES:

Heating – Gas Central Heating

Water – Mains

Sewerage – Mains

SCHOOLS:

Sandy Hill Academy

Pondhu Primary School

Charlestown Primary School

Poltair Secondary School

Penrice Academy

TRANSPORT LINKS:

Bus stop, just a short walk away

St Austell Railway Station, just a short drive

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: C

TENURE: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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