



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10432

£285,000

38 Turnavean Road,
St Austell, Cornwall, PL25 5NX

FREEHOLD



A deceptively spacious, detached, 3 bedroomed bungalow believed to date from the 1970's and enjoying a south west facing elevated position that affords lovely views out over a wooded valley. There is off street parking for 2 or 3 vehicles and the property is within easy reach of St Austell town's wide ranging amenities.



SUMMARY OF ACCOMMODATION

Entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, utility room, 3 bedrooms, family bathroom.

Outside Off road parking for 2 or more vehicles, front and rear terraced gardens with external store accessed from the rear patio.



DESCRIPTION

Turnavean Road is situated in a primarily residential location on the north western side of St Austell town in a delightful, elevated position that affords some lovely south westerly views out over a wooded valley.

The property is believed to date from the 1970's and comprises a generously proportioned 3 bedroom detached bungalow with a sitting room that enjoys large picture windows overlooking the valley and an open fireplace. There is a separate dining room off the kitchen which, we understand, was at one time an attached garage.

The property might now benefit from some gently updating but has off road parking for two or more vehicles and low maintenance terraced front and rear gardens. The property is heated via a mains gas boiler situated in the external store, accessed from the rear patio and all the windows and doors are double glazed.



LOCATION

Turnavean Road is a residential no-through road accessed from Gover Road which runs from the town centre out into countryside providing access to country walks. Turnavean Road is within walking distance or is a short drive/bus ride from the town centre which provides a wide array of local shops and national departmental stores on the high street and a modern shopping centre. The town centre also offers a multi screen cinema, a large leisure centre and a variety of sports clubs with out of town trading estates and supermarkets.

St Austell is well represented with a variety of three primary schools and two secondary schools, Poltair and Penrice, the latter of which has been scored as outstanding by Ofsted in recent times.

St Austell lies on the south west coast of Cornwall with easy access to some excellent beaches at Duporth, Porthpean, Charlestown and Carlyon Bay, the latter also having an excellent coastal golf course. There are sailing clubs available at the nearby beaches of Porthpean and Pentewan. On the eastern side of St Austell bay is the Gribbin Headland beyond which is the deep natural harbour at Fowey which has two sailing clubs and a harbour that can cater for commercial shipping, sailing boats and pleasure craft. Fowey's two sailing clubs hold yacht races in the waters of St Austell bay during the summer months and the town also hosts a notable regatta which often features the Red Arrows Aerial Display Team.

Other nearby attractions include the Eden Project and the Lost Gardens of Heligan. St Austell enjoys an excellent infrastructure connecting it to the rest of the country with a railway station that provides a direct link to London Paddington with approximate travel time of 4½ hours and by road the A390/A38 provides a route through to the city of Plymouth in Devon. A new road link is being constructed linking St Austell to the A30 (Cornwall's main arterial road) which will provide swift access to the north coast and excellent bathing and surfing beaches. The A30 remains dual carriageway all the way northwards to Exeter where it joins the national motorway network. To the west lies Cornwall Airport Newquay which provides daily shuttle flights to a selection of UK destinations and some European ones.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Covered entrance with outside courtesy light and stone steps to part uPVC double glazed door to:-

ENTRANCE HALL Two built-in storage cupboards, telephone point, coved ceiling, radiator, doors off to:-

CLOAKROOM White suite comprising a low level wc, pedestal wash hand basin, radiator, loft hatch access. Opaque double glazed window, part vinyl panelled wall, water resistant flooring.

SITTING ROOM – 16'5" x 12'4", narrowing to 10'9" at the chimney breast. Large full height double glazed windows provide lovely views out over woodland and a valley, part exposed stone wall/chimney breast with open fire and stone hearth, radiator with thermostatic control, coved ceiling, two wall light points, television aerial points.



KITCHEN / BREAKFAST

ROOM – 17'9" x 7'9" Two double glazed windows provide lovely views over woodland, and down across the town to open countryside. Base and wall mounted cupboards finished with wood effect fronts and surrounding roll edge laminated worktop surfaces with an inset single drainer stainless steel sink unit and chromium mixer tap. Undercounter space for appliances, extractor fan, vinyl flooring, radiator, coved ceiling, part tiled walls. Door and steps down to:-

**UTILITY ROOM – 7'5" x 5'**

Partially double glazed uPVC door and adjacent window opening onto and overlooking the rear terrace. Built-in worktop surface with undercounter space for appliances. Wall mounted shelving, wood effect vinyl flooring.

**DINING ROOM – 13'5" x 8'5"**

Double glazed windows to the front providing views over woodland, the town and countryside. Radiator, loft access.

BEDROOM 1 – 13'9" x 10'9"

Double glazed window to the rear, radiator, coved ceiling.

BEDROOM 2 – 10'9" x 9'4"

Double glazed window overlooking the rear garden, radiator, coved ceiling.

BEDROOM 3 – 10'6" x 7'9"

Double glazed window overlooking the rear garden, radiator, coved ceiling.

BATHROOM

White suite comprising a panel enclosed bath with tiled wall surrounds and fitted Mira shower. Pedestal wash hand basin, low level



wc, wood effect vinyl flooring, radiator with thermostatic control. Two opaque double glazed windows, vinyl boarded wall. Wall mounted light and electric shaver point.

OUTSIDE

The property is approached from the front via steps from the road adjacent to which is a tarmaced driveway providing off road parking for one vehicle and to the left of the driveway is a brick pavioured parking/hardstanding area with sufficient parking for one or two more vehicles.



A gated access at the side leads into a level paved terrace area with low stone wall and flowering shrubs. At the end of the paved area is a gravelled area for pots/sitting out. Outside power points. Door to:-



STORE ROOM – 9' x 4'9" Wall mounted Potterton gas fired boiler to supply domestic hot water and central heating with adjacent wall mounted electronic programming controls. Wall

mounted electric consumer circuit breaker board. Beside the gated access into the rear terrace are steps ascending to a higher level of garden comprising a path through shrub banks. There are some stunning elevated views across woodland and a valley from the top tier.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE PL25 5NX.

SERVICES Mains water, mains gas, mains electric, mains drainage.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 47Mbps download speed. 8Mbps upload speed.

COUNCIL TAX BAND D (see www.mycounciltax.org.uk).

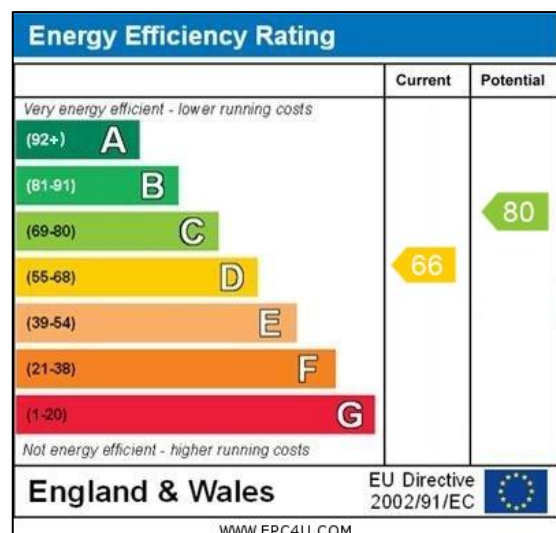
DIRECTIONS From the Truro side descend the hill into St Austell on the A390 and at a large triangle of grass, bear left signposted towards Newquay and the town centre. Go down a few hundred yards to a set of traffic lights at which go straight across, continue on down the hill until it levels out and you come to another set of traffic lights at which turn left onto Gover Road. Follow Gover Road through the various traffic calming measures and take the fifth turning on the right hand side (the one after Grosvenor Place), into Turnavean Road, follow the road up bearing right at a fork, go round a sharp left hand corner, soon after which number 38 will be found on the right hand side.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm.
NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

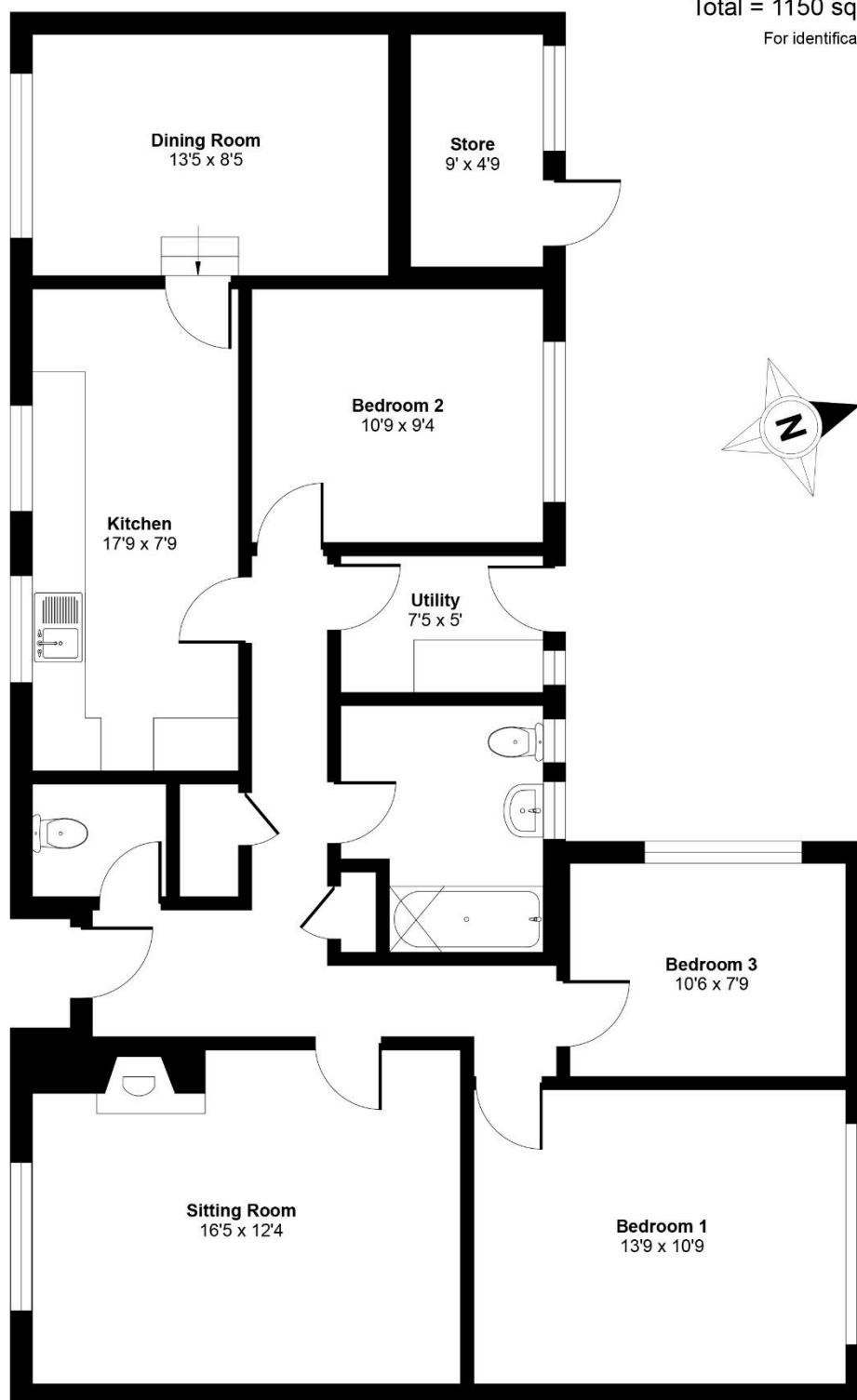
38, Turnavean Road, St. Austell

Approximate Area = 1107 sq ft / 102.8 sq m

Store = 43 sq ft / 3.9 sq m

Total = 1150 sq ft / 106.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillierap Chilcott. REF: 1251252

