

**DETACHED  
BUNGALOW**

**£240,000**



## **TRELAWNEY ROAD ST AUSTELL PL25 4JA**

### **DETACHED 1930s BUNGALOW**

Offering spacious accommodation, this detached bungalow, whilst requiring complete modernisation, is situated on a generous plot and offers enormous potential.

In brief the property comprises:

Entrance Hall, 3 Bedrooms, Bathroom, Dining Room, Lounge, Kitchen, Sun Room and Utility. Externally there is a garage with an attached workshop, driveway parking and a generous garden.

The property benefits from uPVC double glazing, gas central heating and is available with no onward chain.

**VIEWING RECOMMENDED**

### **Key Features**

Generous Living  
Accommodation

Kitchen PLUS Utility

3 Bedrooms

Superb Potential –  
Modernisation Required

Garage, Driveway  
and Workshop

Generous  
Rear Garden

## About The Property and Location

Superb potential for those seeking an opportunity to renovate a spacious detached bungalow. The internal layout provides for generous living accommodation with potential to extend, subject to the relevant consents, as there is a generous garden.

The property is located on the fringes of the market town of St Austell and is within walking distance of Tesco Express and Morrisons. The town centre offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants. The Cathedral City of Truro is an easily accessible 15 miles and offers further amenities, including the Hall For Cornwall theatre.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Hall

uPVC double glazed door and side panel giving access to the hall. Doors to 3 bedrooms, bathroom and dining room and generous walk-in-cupboard. Central heating radiator.

### Walk-in Cupboard

**9' 2" x 2' 11" (2.8m x 0.9m)**

Light. Shelving. Paneled walls. Access to loft

### Bedroom

**10' 10" x 9' 10" (3.3m x 3.0m)**

uPVC double glazed window to the front. Central heating radiator. Built-in wardrobes. Please note there is considerable damp in this room that will need to be investigated.

### Bedroom

**13' 1" x 9' 10" (4.0m x 3.0m) into door recess**

uPVC double glazed window to the rear elevation. Central heating radiator. Built-in wardrobes and shelving.

### Bedroom

**9' 2" x 6' 11" (2.8m x 2.1m)**

uPVC double glazed window to the front. Central heating radiator.

### Bathroom

**8' 2" x 7' 3" (2.5m x 2.2m)**

uPVC double glazed window to the rear elevation. Coloured suite comprising bath, low level WC and built-in vanity unit with storage housing the wash-hand basin. Shower Cubicle with mains shower and folding door. Central heating radiator.

## LIVING ACCOMMODATION

The property offers spacious living accommodation. From the entrance hall you enter the dining area with a door to the lounge, arch to the kitchen and

patio doors to the sunroom. From the kitchen, access is gained to the sunroom and utility room.

### Dining Room

**14' 9" x 9' 6" (4.5m x 2.9m)**

Two central heating radiators. Ceiling light.

### Lounge

**18' 1" x 12' 6" (5.5m x 3.8m)**

uPVC double glazed walk-in bay. Pine paneled ceiling with inset spotlights. Four wall lights. Two central heating radiators.

### Kitchen

**12' 2" x 9' 6" (3.7m x 2.9m) max**

uPVC double glazed window to the side elevation. Good range of wall and base units with worktops over incorporating a one and a half bowl stainless steel sink. Built-in eye level Siemens oven with separate grill. Siemens induction hob.

### Sun Room

**16' 9" x 8' 10" (5.1m x 2.7m)**

uPVC double glazed windows with top openings. Central heating radiator. uPVC double glazed door to garden. Door to:

### Utility

**9' 10" x 7' 10" (3.0m x 2.4m)**

uPVC double glazed windows. Baxi Boiler for central heating. Base unit with cupboard and stainless steel sink. Additional wall cupboard. Central heating radiator. Door to airing cupboard housing the water tank and shelving.

### Exterior

To the front of the property there are established shrubs with a driveway leading to the garage and a pedestrian gate given access to the garden. The garden to the rear is generous in size, with a raised patio, a pond, with a further area of garden accessed via an archway of established bushes.

### Garage, Parking and Workshop

Driveway parking with additional parking to the front. Single detached garage with up and over door with pedestrian door to the side. To the rear of the garage is an attached workshop with window.

### Additional Information

**EPC 'D'**

**Council Tax Band 'C'**

**Services** – Mains Electric, Gas and Drainage

**Property Age** – 1930s

**Tenure** - Freehold

### Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.



**Kitchen**



**Dining Room**



**Arch into Kitchen**



**Lounge**



**Sun Room**



**Bathroom**

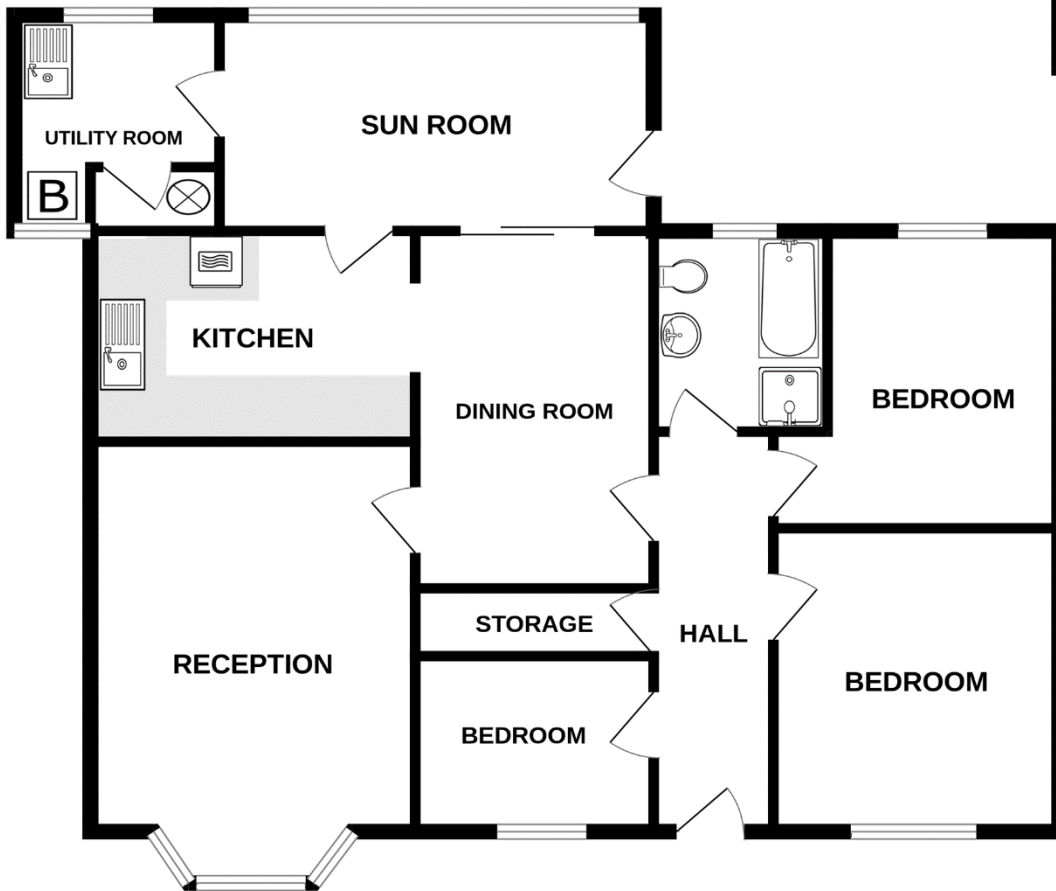
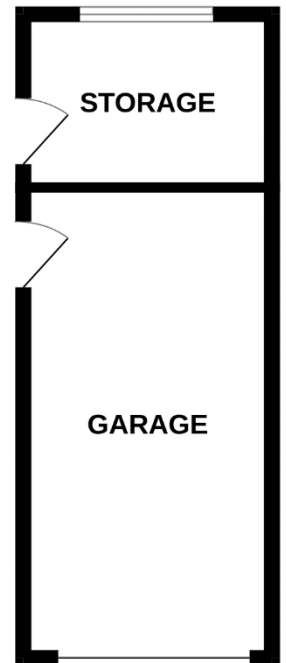


**Bedroom One**



**Rear Garden**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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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