



## **PENWITHICK PARK PENWITHICK PL26 8YU**

### **2 BEDROOM SEMI-DETACHED BUNGALOW**

We are delighted to present this charming semi-detached cottage located on Penwithick Park and just a short distance to daily amenities.

Tucked away at the end of a cul-de-sac this bungalow features two bedrooms, a spacious galley kitchen and a good size lounge, perfect for relaxing and unwinding. The property also benefits from a shower room and enclosed garden. In addition, there is a garage and drive and with no onward chain, this property is ready and waiting for its new owners to make it their own.

**VIEWING RECOMMENDED : NO ONWARD CHAIN**

### **Key Features**

2 Bedroom Bungalow

Spacious Galley  
Kitchen

Shower Room

Enclosed Gardens

Garage & Driveway  
Parking

Gas Central Heating

**NO ONWARD CHAIN**

## About The Location

Situated on the popular Penwithick Park a quiet location just a short distance from the local village which benefits from a local shop with post office, fish and chip shop, local club with regular events. Just a 5 minute journey is the World Famous Eden Project. The market town of St Austell is approximately 3 miles distant and 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.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Porch

uPVC double glazed entrance porch. Tiled floor. uPVC double glazed door into:

### Hallway

Central heating radiator. Consumer unit. Door to shower room. Glazed door to lounge.

### Shower Room

uPVC double glazed window to the side elevation. Low level WC. Pedestal wash-hand basin. Shower Cubicle. Fully tiled walls. Vinyl flooring. Central heating radiator.

### Lounge

#### 15' 1" x 10' 2" (4.6m x 3.1m)

uPVC double glazed window to the front elevation. Central heating radiator. Fireplace with marble style hearth and coal effect electric fire. Doors to bedroom one and kitchen.

### Bedroom One

#### 12' 10" x 10' 2" (3.9m x 3.1m)

uPVC double glazed window to the rear elevation. Central heating radiator.

### Kitchen

#### 16' 1" x 7' 7" (4.9m x 2.3m)

Galley kitchen with a good range of wall, base and drawer units in modern white gloss finish with worktops over incorporating stainless steel sink. Space and plumbing for a washing machine. Spaces for cooker and under counter fridge and freezer. Door to cupboard housing the Baxi Combi boiler and providing storage. uPVC double glazed window to the side. Part-tiled walls. Wood effect vinyl flooring. Access to loft. Glazed panel door and glazed side screens into:

### Inner Hall

Central heating radiator. uPVC double glazed door to the rear. Door to the bedroom.

### Bedroom Two

#### 11' 10" x 9' 6" (3.6m x 2.9m)

uPVC double glazed window to the rear elevation. Central heating radiator. Access to a second loft.

## Exterior

To the front of the property a pedestrian gate gives access to a patio seating area with shrub borders leading to the front porch. Side walkway leads to the enclosed rear garden with shrub borders opening to a small patio area with uPVC double glazed door leading to the inner hall. Steps up to a pedestrian gate, gives access to the driveway and garage.

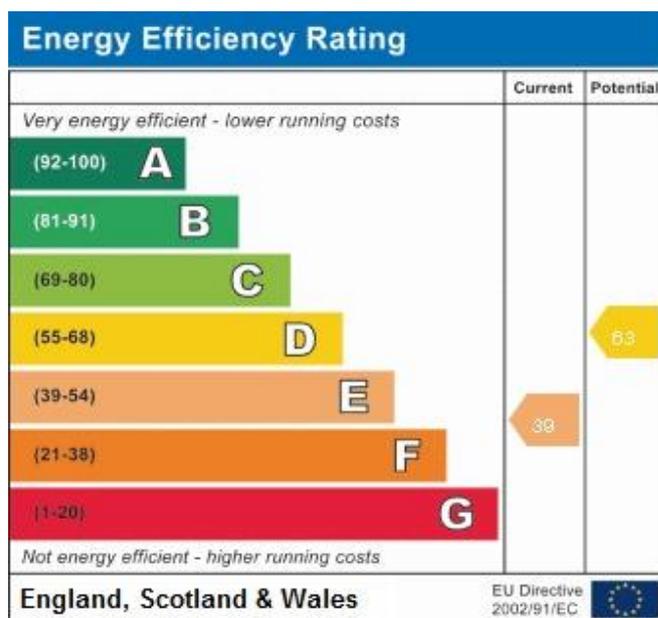
## Garage and Parking

### 17' 1" x 9' 6" (5.2m x 2.9m)

Driveway parking. Detached garage with up and over door. Pitched roof storage.

## Additional Information

### EPC 'E'



## Council Tax Band 'A'

Services – Mains Electric & Drainage, LPG Gas

Property Age – 1980s

Tenure - Freehold

## Directions

When entering Penwithick Park, take the second right hand turn and then the first right hand turn and the property can be found at the end of the cul-de-sac.

## 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.

## Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



**Lounge**



**Kitchen**



**Kitchen**



**Shower Room**



**Bedroom One**



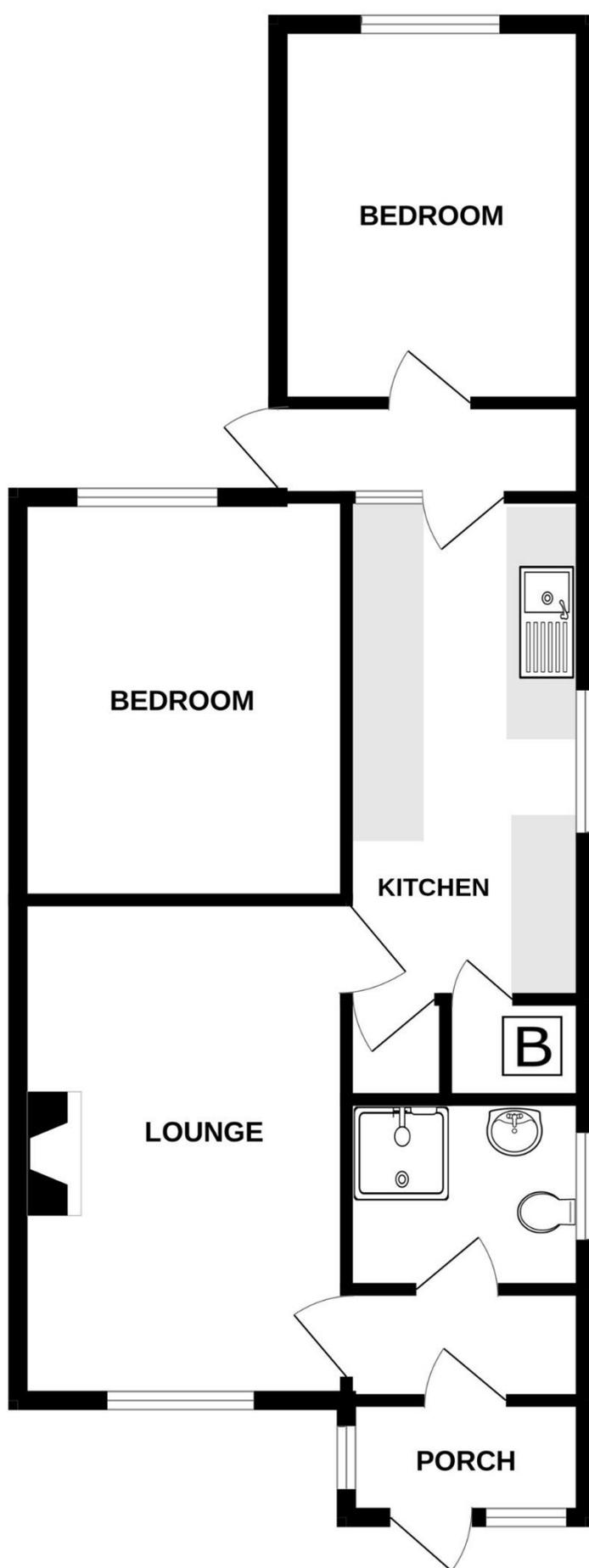
**Bedroom Two**



**Patio**



**Garage**



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