



## **GROVE ROAD ST AUSTELL PL25 5NR**

### **3 BEDROOM DETACHED BUNGALOW WITH SELF-CONTAINED ANNEXE**

Jefferys are delighted to present this versatile bungalow ideally located within walking distance of the town. The main bungalow offers 3 bedrooms and generous living accommodation with the self-contained annexe offering one bedroom, a shower room and open plan living - perfect for multi-generational living or rental potential.

The property also benefits from gas central heating, enclosed rear garden and excellent parking facilities.

**Viewing Recommended**

### **Key Features**

3 Bedroom Bungalow  
PLUS Self-Contained  
Annexe

Ideally Located  
Close to Amenities

Versatile Property  
With Income Potential

Generous Parking

Gas Central Heating

Competitively Priced as  
Vendor needs to  
Relocate

## About The Location

This detached bungalow with self-contained one bedroom annexe is conveniently located on the western side of St Austell within walking distance of the town centre. The town 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 along with schools and college. Close by is the picturesque historic port of Charlestown with the Cathedral City of Truro just 14 miles distant.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### BUNGALOW

#### Entrance Hall

**16' 9" x 3' 11" (5.1m x 1.2m)**

Glazed entrance door and side screen. Doors leading to lounge, bedrooms and bathroom. Central heating radiator. Access to insulated, fully boarded loft with ladder.

#### Lounge

**16' 9" x 11' 6" (5.1m x 3.5m)**

uPVC double glazed window to the front elevation. Stone effect fireplace with gas fire. Opening into:

#### Dining Area

**12' 10" x 7' 10" (3.9m x 2.4m)**

uPVC double glazed window to side elevation. uPVC double glazed French doors leading to a covered seating area. Central heating radiator.

#### Kitchen

**13' 1" x 7' 10" (4.0m x 2.4m)**

uPVC double glazed window to the side elevation. Range of wall and base units with worktops over. Stainless steel sink. Space for cooker. Space and plumbing for washing machine, fridge, freezer and tumble drier. Part-tiled walls. Laminate flooring. Double glazed door to the rear.

#### Bedroom One

**13' 5" x 11' 6" (4.1m x 3.5m)**

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

#### Bedroom Two

**11' 6" x 9' 2" (3.5m x 2.8m)**

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

#### Bedroom Three

**9' 2" x 6' 3" (2.8m x 1.9m)**

uPVC double glazed window to the side.

#### Bathroom

**8' 2" x 7' 10" (2.5m x 2.4m)**

uPVC double glazed window to the side. White suite comprising bath with shower over, low level WC and pedestal wash-hand basin. Built-in airing cupboard with Baxi Combination Boiler and shelving. Part-tiled walls. Vinyl flooring.

## SELF-CONTAINED ANNEXE

#### Entrance Porch

uPVC double glazed door to front. Window to side elevation. uPVC double glazed door to open plan living accommodation.

#### Open Plan Lounge / Kitchen

**16' 1" x 11' 10" (4.9m x 3.6m)**

#### Lounge Area

Wood fire surround with electric flooring. Vinyl flooring. TV aerial point. Under floor heating. uPVC double glazed window to the front elevation.

#### Kitchen Area

Range of wall and base units with worktops over. Stainless steel single bowl sink. Space and plumbing for washing machine. Built-in fridge/freezer. Built-in oven, hob and microwave. Central heating boiler. Inset spotlights. Loft access.

#### Bedroom

**10' 2" x 8' 6" (3.1m x 2.6m)**

uPVC double glazed window to rear elevation. Built-in wardrobe units.

#### Shower Room

**5' 11" x 4' 11" (1.8m x 1.5m)**

uPVC double glazed frosted window to rear elevation. Pedestal wash hand basin. Low level WC. Walk-in shower cubicle. Vinyl flooring. Under floor heating.

#### Exterior of the Property & Parking

To the rear is an enclosed area of lawn. To the front is a large shingle area providing parking for several cars with potential to create further garden areas.

#### Additional Information

**Bungalow - EPC 'D'  
Council Tax Band 'C'**

**Annexe - EPC 'C'  
Council Tax Band 'A'**

**Services - Electric, Gas, Mains Drainage**

**Property Age - 1963**

**Annexe Age - 2010**

**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.

#### 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.



**Entrance Hall**



**Lounge into Dining Room**



**Dining Room**



**Kitchen**



**Bedroom One**



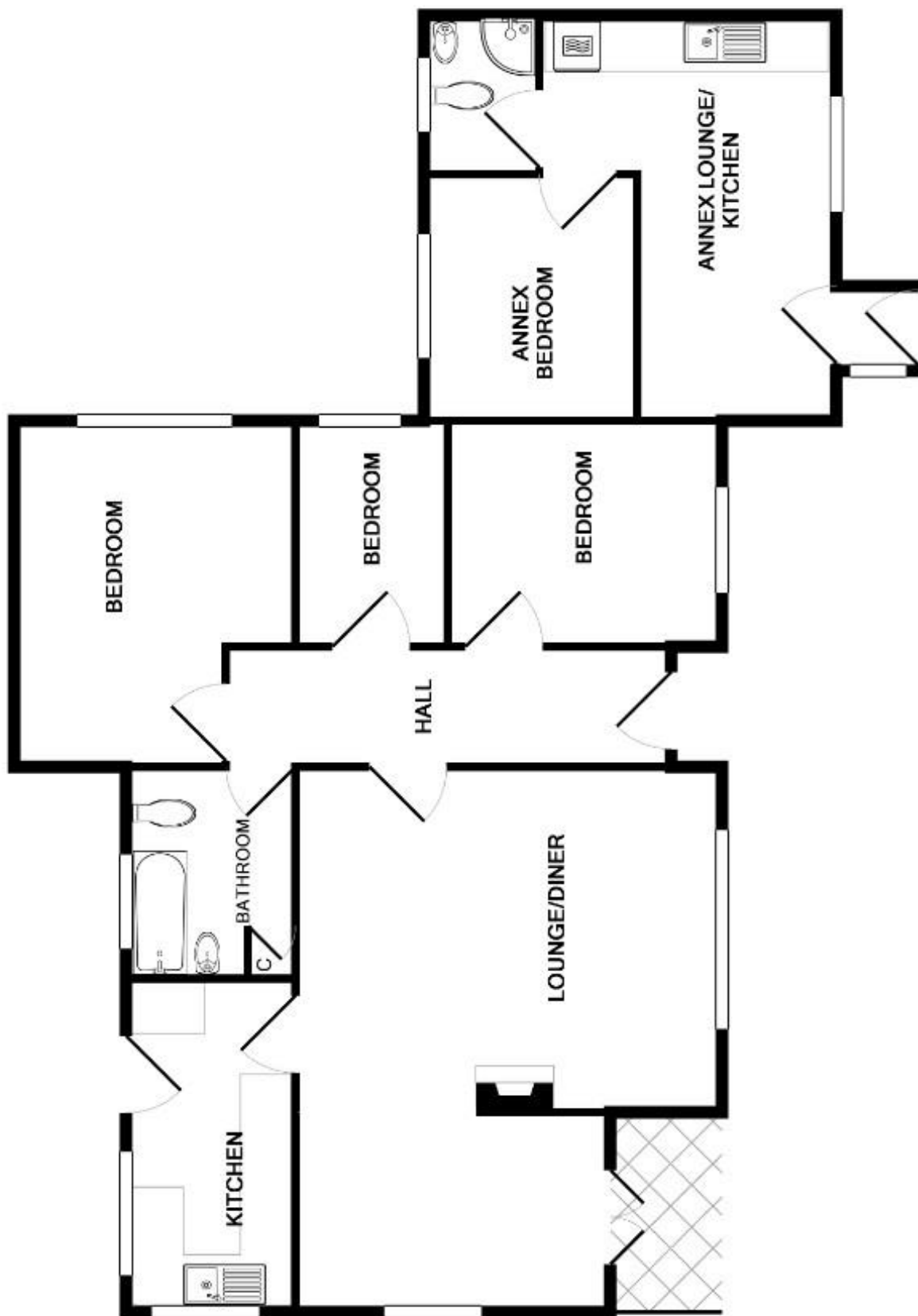
**Bathroom**



**Annexe Open Plan Living**



**Annexe Bedroom**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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