

**DETACHED
BUNGALOW**

£380,000



ST PIRANS CLOSE ST AUSTELL PL25 3TF

APPEALING 3 BEDROOM DETACHED BUNGALOW

Nestled in the sought after St Pirans Close, this attractive 3 bedroom detached bungalow offers well-proportioned accommodation. This appealing property boasts spacious living accommodation with a lounge, well-appointed kitchen/diner plus a charming sun room, the ideal place to relax and enjoy the beautiful garden views.

Step outside to discover the attractive and tranquil garden with patio area, an array of flowers and established shrubs. Complete with a garage and parking, this property is truly a rare find in this desirable location. Don't miss your opportunity to call this bungalow your home!

VIEWING HIGHLY RECOMMENDED

Key Features

Detached 3 Bedroom
Bungalow

Highly Regarded
Location

Generous
Kitchen/Diner

Sun Room

Front & Rear Gardens

Garage & Driveway

NO ONWARD CHAIN

About The Location

St Pirans Close is a highly sought after location on the outskirts of the town with the benefit of no-through road and consisting of detached properties with a mixture of houses and bungalows. The town centre is just 1 mile away 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. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, a popular location, due to the beautiful setting and quality restaurants. Also within a short distance is the captivating Lost Gardens of Heligan and of course the world famous Eden Project.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

Covered entrance with uPVC double glazed door. Central heating radiator. Doors to Lounge, Kitchen/Diner, 3 Bedrooms, Cloakroom and Bathroom. Cloaks cupboard. Further cupboard housing the Baxi Combination Boiler. Access to insulated and boarded loft with ladder.

Lounge

19' 0" x 11' 10" (5.8m x 3.6m)

uPVC double glazed bow window to the front elevation with a further uPVC double glazed window to the side. Stone fireplace with slate hearth and living flame gas fire. Central heating radiator.

Kitchen/Diner

17' 5" x 13' 9" (5.3m x 4.2m)

A spacious and well-proportioned room with uPVC double glazed windows to the rear and side. Range of wall, base and drawer units in country cream, with marble effect worktops over and incorporating a one and a half bowl sink with drainer. Built-in Zanussi oven with ceramic hob and stainless-steel extractor over. Space and plumbing for a washing machine. Space for fridge/freezer. Wood effect vinyl flooring. Three ceiling lights. Central heating radiator. uPVC wood effect double glazed door to:

Sun Room

15' 9" x 8' 6" (4.8m x 2.6m)

uPVC full height construction with stylish arch design. uPVC double glazed French doors leading to the patio seating area. Further uPVC double glazed door leading to the driveway and garden. Central heating radiator. Improved works to the roof to keep you cool in summer and warm in winter.

Cloakroom

uPVC double glazed window to the rear elevation. Low level WC. Wash-hand basin.

Bedroom One

13' 5" x 9' 2" (4.1m x 2.8m)

uPVC double glazed window to the rear. Built-in wardrobe. Central heating radiator.

Bedroom Two

12' 6" x 9' 2" (3.8m x 2.8m) max

uPVC double glazed window to the front elevation. Built-in wardrobe. Central heating radiator.

Bedroom Three

8' 10" x 7' 3" (2.7m x 2.2m)

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

Bathroom

uPVC double glazed window to the rear elevation. Modern white suite comprising bath with electric shower over, low level corner WC and vanity unit with wash-hand basin incorporating storage cupboards to side and below with inset lights over. Heated towel rail. Part-tiled walls. Vinyl flooring.

Exterior

To the front of the property is an attractive garden laid to lawn (quality astro turf) with flower borders. A driveway leads to the garage with a path leading to the front door. From the driveway, access can be gained to the rear garden. The garden to the rear is of manageable size with a raised patio seating area from the sun room and astro turf lawn with, established shrubs, flower beds and pergola, giving pedestrian access to the garage.

Garage and Parking

17' 1" x 9' 2" (5.2m x 2.8m)

Driveway parking with detached single garage. Electric roller door with uPVC pedestrian door to the side. uPVC double glazed window to the rear. Utility area. Power and light.

Additional Information

EPC 'B'

Council Tax Band 'D'

Services – Mains Gas & Drainage

Solar Panels - Owned

Property Age - 1980s

Tenure – Freehold

Probate – Applied For - Not Yet Granted

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



Kitchen/Dining Room



Sun Room



Bathroom



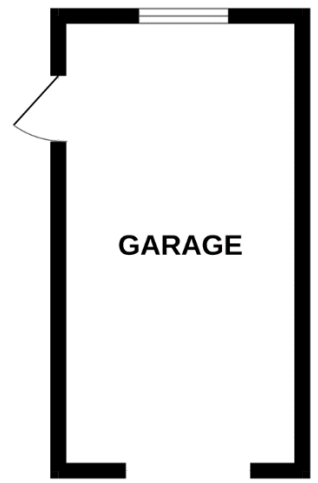
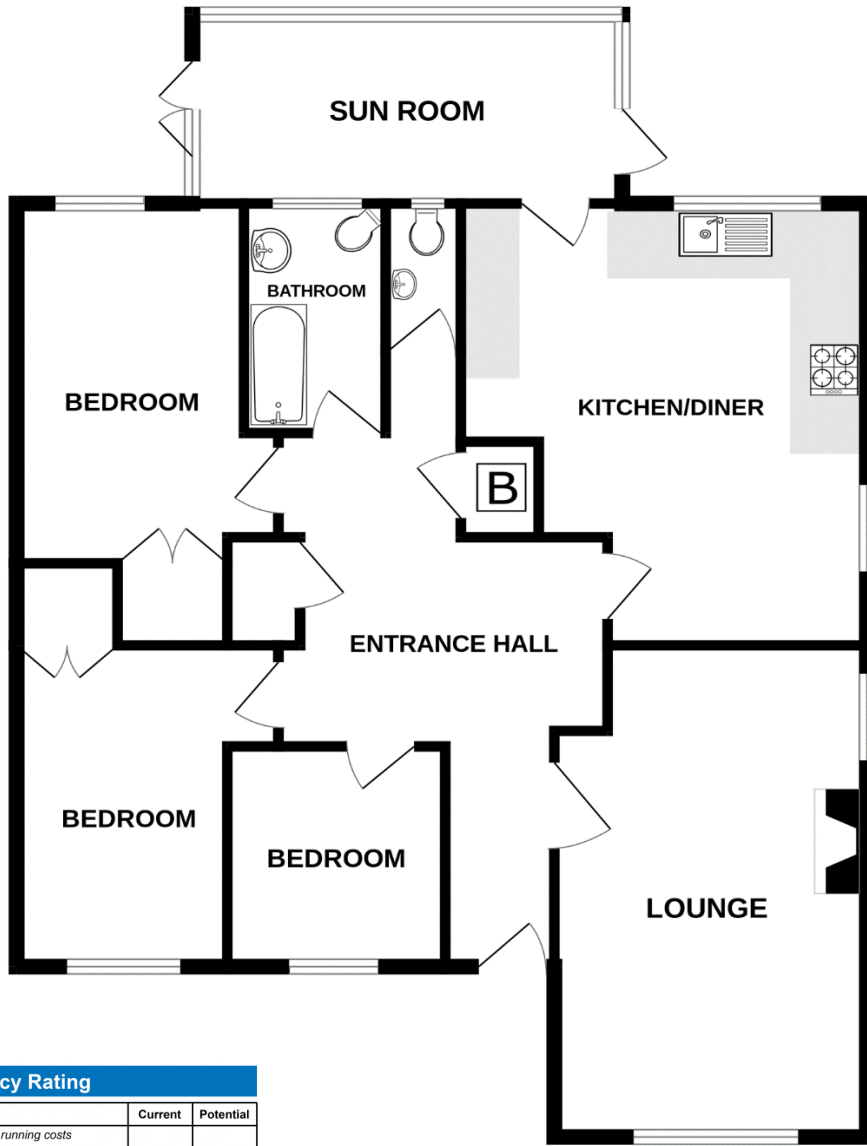
Bedroom to Rear



Garden



Garden



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B	83	87
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & 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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