

**DETACHED  
BUNGALOW**

**£360,000**



## **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**



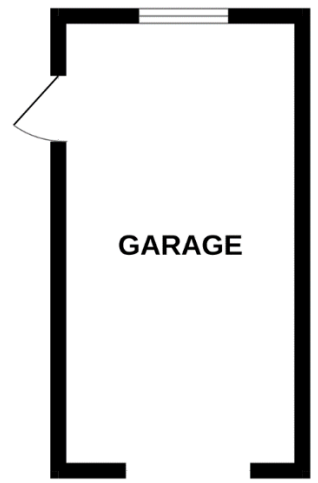
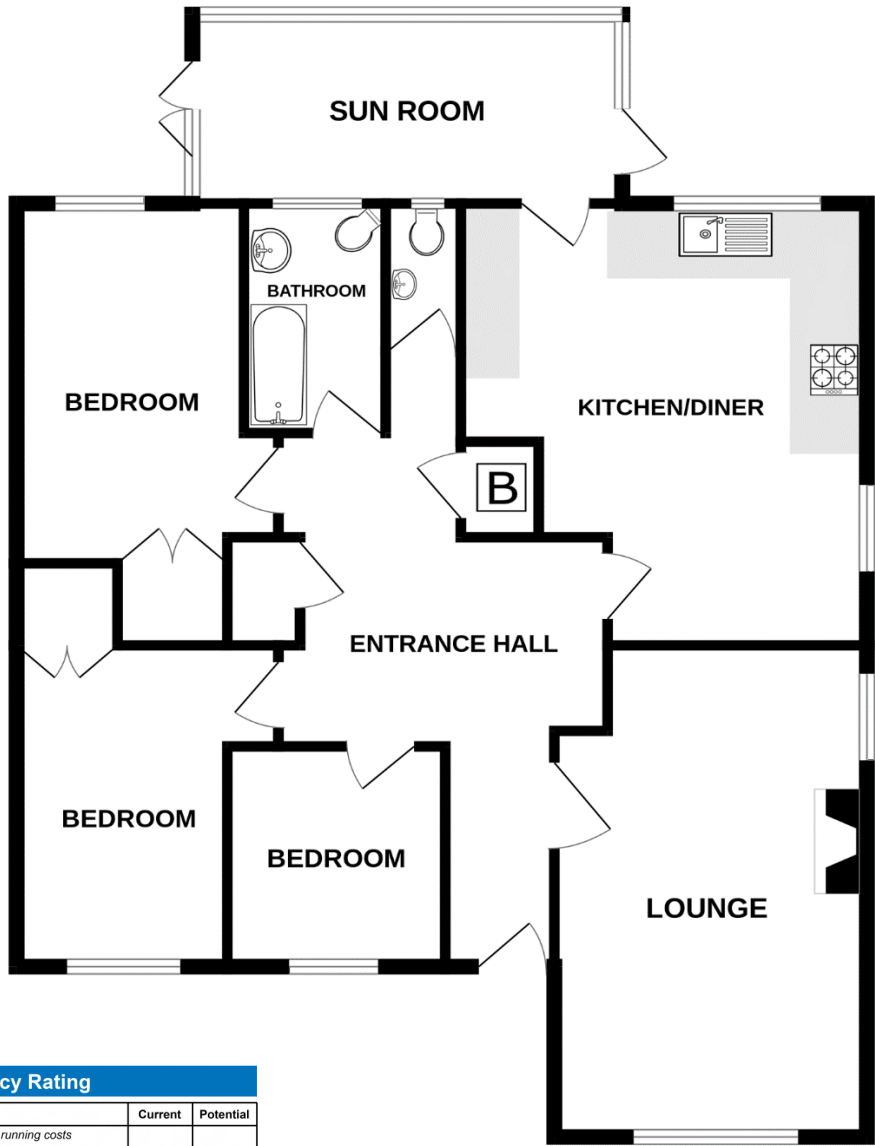
**Bedroom to Rear**



**Garden**



**Garden**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		
81-91	<b>B</b>	83	87
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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**St Austell**  
 18 Duke St, St Austell  
 PL25 5PH  
 01726 73483  
 staustell@jefferys.uk.com

**Lostwithiel**  
 5 Fore St, Lostwithiel  
 PL22 0BP  
 01208 872245  
 lostwithiel@jefferys.uk.com

**Liskeard**  
 17 Dean St, Liskeard  
 PL14 4AB  
 01579 342400  
 liskeard@jefferys.uk.com



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