

**DETACHED
BUNGALOW**

£335,000



CORMORANT DRIVE ST AUSTELL PL25 3BB

EXTENDED 4 BEDROOM DETACHED BUNGALOW

Welcome to this detached bungalow on Cormorant Drive. The property features a modern extension that seamlessly blends with the original structure. While the original part of the bungalow may require some modernisation, it presents an exciting opportunity for those looking to put their own stamp on a home. With four bedrooms, this property offers ample space for multi-generational living or for those who love to entertain guests.

Located in the highly regarded Cormorant Drive, residents will enjoy easy access to amenities while still maintaining a sense of peaceful seclusion. Don't miss your chance to make this one-of-a-kind property your own - schedule a viewing today!

VIEWING HIGHLY RECOMMENDED

Key Features

Extended Detached Bungalow

Versatile Accommodation

Updating Required to the Original Part

Patio with Views and Garden

Garage & Parking

NO ONWARD CHAIN

About the Property and Location

Cormorant Drive is a highly regarded area on the outskirts of the town, affectionately known as 'The Bird Sanctuary' due to the names of the roads. 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

uPVC double glazed entrance door with uPVC glazed side panel into the hallway. Cloaks cupboard. Double storage cupboard. Access to lounge, kitchen, bedroom, bathroom and inner hall.

Lounge

15' 5" x 11' 10" (4.7m x 3.6m) max

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

Kitchen/Diner

13' 9" x 10' 2" (4.2m x 3.1m)

Generous room with older style wall and base units with worktops over incorporating stainless steel sink. Space and plumbing for a washing machine, spaces for fridge and cooker. Wall mounted Baxi Combi Boiler (annually serviced). uPVC double glazed window to rear. uPVC double glazed door leading to patio seating area.

Bedroom

12' 2" x 10' 2" (3.7m x 3.1m)

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

Bathroom

6' 7" x 5' 7" (2.0m x 1.7m)

uPVC double glazed window to the side elevation. Bath with hair-wash shower over. Pedestal wash-hand basin. Low level WC. Central heating radiator. Fully-tiled walls.

Inner Hall

This area was formerly a bedroom and has now been extended providing a hallway to 3 further bedrooms and a wet room. The versatility of this area allows for multi-generational living.

Bedroom

11' 2" x 11' 2" (3.4m x 3.4m)

uPVC double glazed French doors leading to a seating area. Central heating radiator.

Wet Room

6' 11" x 6' 3" (2.1m x 1.9m)

uPVC double glazed window to the side elevation. Low level WC, pedestal wash-hand basin and shower. Central heating radiator. Fully-tiled walls. Wet room flooring.

Bedroom

11' 6" x 8' 6" (3.5m x 2.6m) plus storage

uPVC double glazed French doors to a seating area. Central heating radiator. Opening to:

Bedroom

12' 2" x 7' 10" (3.7m x 2.4m) plus recess/potential doorway

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

Exterior

The garden is arranged on two levels. The patio seating area can be accessed from the kitchen and two further bedrooms. Steps from the seating area lead a further area of garden, with lawn, vegetable area, sheds and greenhouse and also provides access to the garage. To the front of the property is a centre path leading to the entrance door with shingle areas and raised flower beds.

Garage and Parking

16' 5" x 9' 2" (5.0m x 2.8m)

Attached single garage with up and over door. Pedestrian door to rear. Power and light. Consumer unit.

Additional Information

EPC 'C'

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		83
69-80 C	69	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band 'C'

Services – Mains Electric, Gas & Drainage

Property Age - 1970

Tenure – Freehold on completion

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



Patio Seating Area



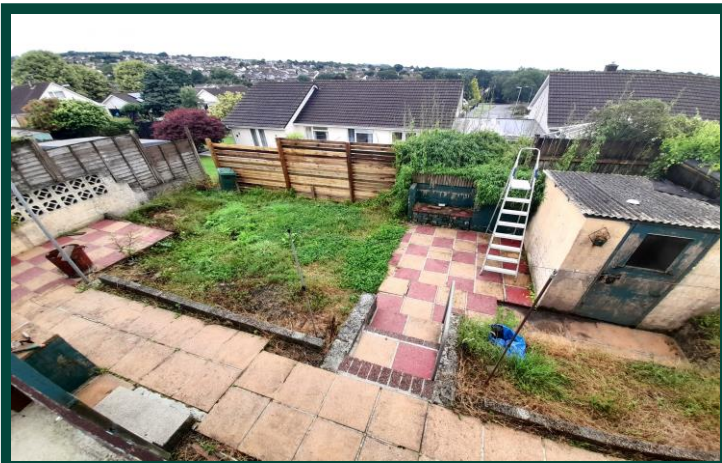
Bedroom 1 (Extension)



Wet Room (Extension)



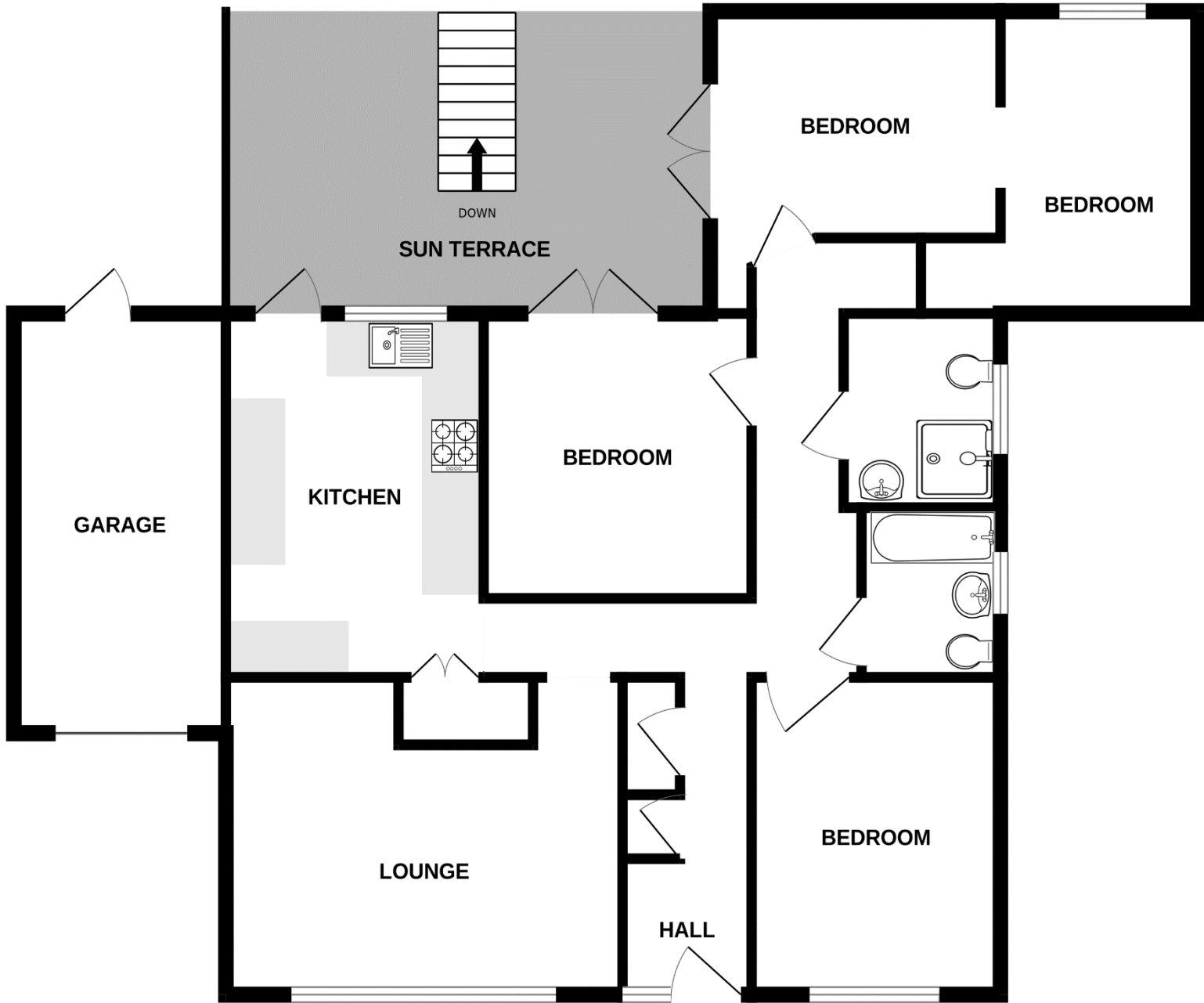
Bedroom 2 (Extension)



Garden



Patio Seating



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.
 Made with Metropix ©2024

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



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jefferys is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.