



## **PORTHMEOR ROAD ST AUSTELL PL25 3LX**

### **WELL PRESENTED DETACHED BUNGALOW WITH ATTRACTIVE SOUTH FACING GARDEN**

Welcome to this stunning property on Porthmeor Road, where superb presentation meets an attractive design in a popular location close to Charlestown. This appealing bungalow is available with no onward chain and due to its presentation and location is likely to appeal to many buyers, so don't miss out on the chance to call this beautiful bungalow your new home - schedule a viewing before it's too late!

In brief the property comprises: Entrance Porch, Hallway, Lounge, Kitchen/Diner, Sun Room, Shower Room and 3 Bedrooms. The property also benefits from front and rear gardens, driveway parking and garage.

**\* NO ONWARD CHAIN \***  
**Viewing Highly Recommended**

### **Key Features**

Superbly Presented  
Detached Bungalow

3 Bedrooms

Stylish Refitted  
Shower Room

Lounge with Good  
Natural Light

Driveway Parking  
& Garage

Attractive Gardens

No Onward Chain

## About The Location

Porthmeor Road is a highly sought after location, within walking distance of 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. The market town of St Austell is just a short drive 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 door and glazed side panel into the entrance porch with double white doors into:

### Hallway

White doors to lounge, kitchen, bedrooms and shower room. Central heating radiator. Airing cupboard housing the central heating boiler (2 years old – serviced July 2024). Access with ladder to the insulated and partially boarded loft.

### Lounge

**17' 1" x 11' 2" (5.2m x 3.4m)**

Food natural light. White glazed panel door. uPVC double glazed windows to the both front and side elevations. Fireplace with electric fire. Central heating radiator. Ceiling light and wall lights.

### Kitchen/Diner

**12' 6" x 9' 6" (3.8m x 2.9m)**

Modern kitchen with wall, base, drawer and pan drawer units and feature glazed cabinet with complementary upstand and worktops incorporating a one and a half bowl stainless steel sink. Neff built-in eye level oven and grill. Gas hob with extractor over. Built-in fridge. Space and plumbing for a washing machine. Built-in storage/pantry cupboard. Ceiling light. Central heating radiator. uPVC double glazed window to the side. uPVC double glazed door to:

### Sun Lounge

**8' 6" x 8' 2" (2.6m x 2.5m)**

uPVC construction with uPVC double glazed windows and French doors, leading to the garden. Built-in blinds.

### Shower Room

**7' 7" x 7' 3" (2.3m x 2.2m)**

Refitted shower room with uPVC double glazed window to the rear elevation. Walk-in double shower cubicle with rainfall shower and hair wash shower. Vanity unit with storage incorporating built-in low-level WC and wash-hand basin. Vanity mirror with light. Heated towel rail. Fully-tiled walls and floor with underfloor heating. Inset ceiling spotlights.

### Bedroom 1

**12' 6" x 11' 6" (3.8m x 3.5m)**

uPVC double glazed window to the front elevation with far reaching views. Central heating radiator.

### Bedroom 2

**10' 6" x 9' 6" (3.2m x 2.9m)**

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

### Bedroom 3

**8' 2" x 7' 3" (2.5m x 2.2m)**

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

## Exterior

Commanding far reaching views, to the front of the property is an area of lawn with shingle border, driveway to the garage and a path leading to the rear garden. To the rear is a generous and attractive south facing garden, laid mainly to lawn with shrub borders, paved drying area, pond, sheds and greenhouse. Path and outside tap.

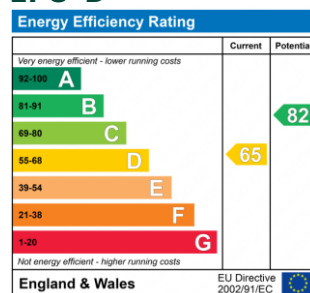
## Garage and Parking

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

This property benefits from a detached garage with remote electric door. Two uPVC double glazed windows to the side and rear. Power and light. Inspection pit.

## Additional Information

### EPC 'D'



### Council Tax Band 'D'

**Services** – Mains Electric, Gas and Drainage

### Cavity Insulation

**What 3 words** - ///lunch.telephone.wasp

**Property Age** – 1960s

**Tenure** – Freehold

**Probate** - 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.





**Lounge**



**Kitchen**



**Kitchen**



**Sun Lounge**



**Shower Room**



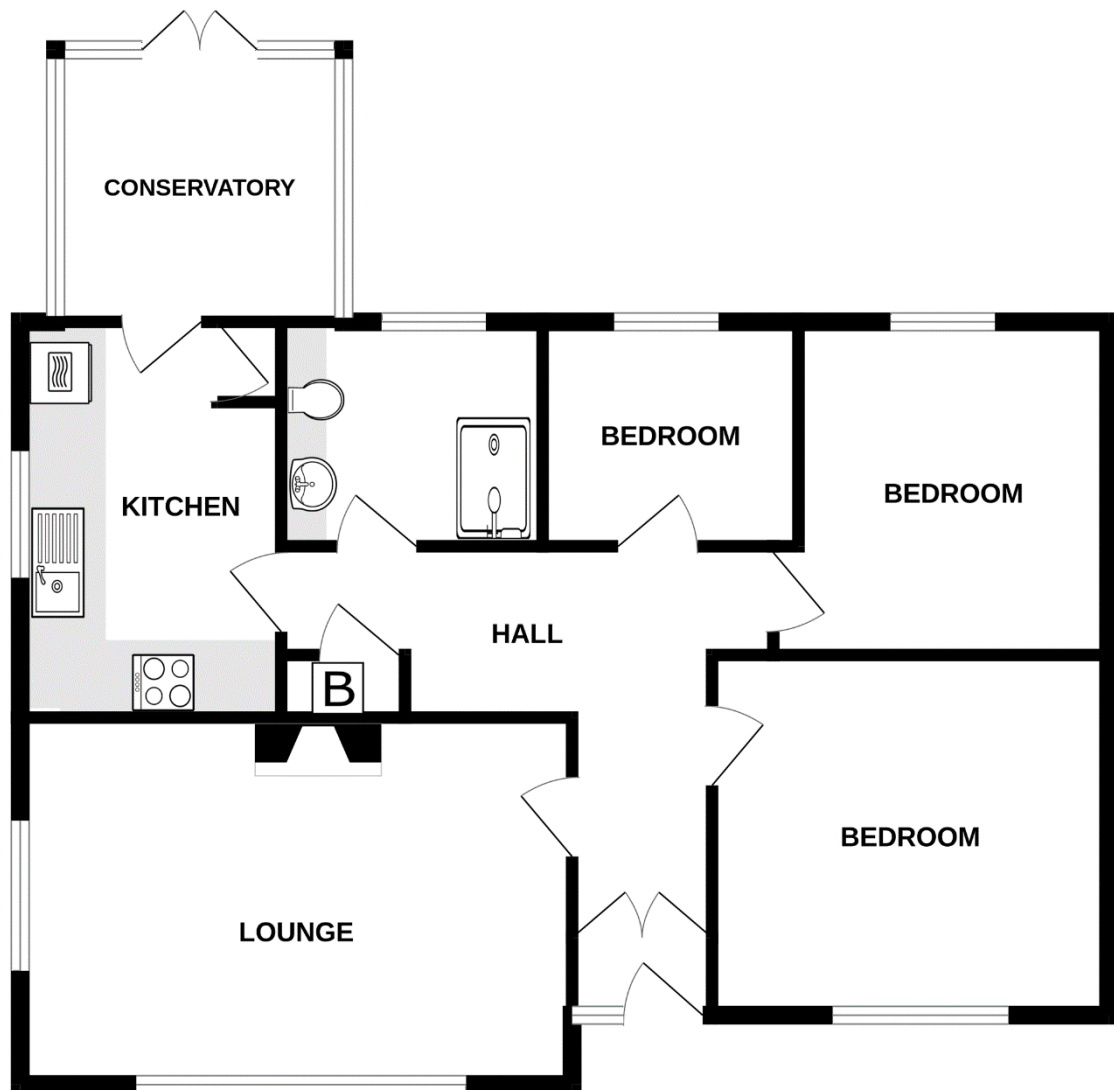
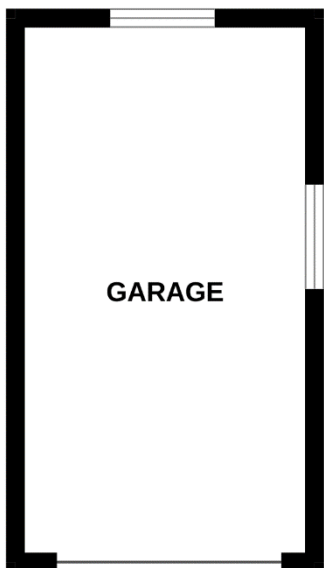
**Bedroom One**



**Garden**



**Far Reaching Views**



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

ESTABLISHED 1865  
**Jefferys**

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 Jeffery's 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.