



ST PIRANS CLOSE ST AUSTELL PL25 3TF

3 BEDROOM DETACHED BUNGALOW

For those seeking a detached property requiring modernisation in a sought after area, viewing of this 3 bedroom bungalow is highly recommended. Ideally situated in St Pirans Close this property offers well-proportioned accommodation to include: Entrance Porch, Hallway, Lounge, Kitchen/Diner, Utility, Cloakroom, 3 Bedrooms and Wet Room.

The property has a spacious split level garden, a blank canvas for a new owner offering excellent potential.

With the benefit of an integral garage and parking, this property provides a superb opportunity for a buyer to make this bungalow their home.

VIEWING RECOMMENDED

Key Features

Detached 3 Bedroom Bungalow

Highly Regarded Location

Kitchen/Diner PLUS Utility Room

Integral Garage & Parking

Split Level Garden

Some Modernisation Required

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 Porch

uPVC double glazed porch with French doors and window to the side. Tiled floor. Door into:

Hallway

Central heating radiator. Doors to Lounge, Kitchen/Diner, 3 Bedrooms and Wet Room. Two built in cupboards. Access to the loft.

Lounge

16' 5" x 11' 10" (5.0m x 3.6m)

uPVC double glazed windows to both the front and side elevations providing generous natural light. Central heating radiator. Brick fireplace. Two ceiling lights.

Kitchen/Diner

16' 1" x 14' 1" (4.9m x 4.3m) max

A well-proportioned room with uPVC double glazed windows to the rear and side. Range of wall, base and drawer units with worktops over and incorporating a one and a half bowl sink with drainer. Built-in eye level double. Ceramic hob with extractor over. Built-in fridge. Tile effect vinyl flooring. Central heating radiator. Tile effect vinyl flooring. Two ceiling lights. Glazed panel door to:

Utility Room

8' 10" x 7' 10" (2.7m x 2.4m)

uPVC double glazed window to the side elevation. Wall and base units with worktops over incorporating a stainless steel sink and drainer. Space and plumbing for a washing machine. Additional undercounter space for further white goods. Tile effect vinyl flooring. Central heating radiator. Doors to cloakroom, garage and uPVC double glazed door to garden.

Cloakroom

uPVC double glazed window to the side elevation. Low level WC. Central heating radiator. Tile effect vinyl flooring. Low level WC.

Bedroom 1

9' 2" x 7' 7" (2.8m x 2.3m)

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

Bedroom 2

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

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

Bedroom 3

13' 1" x 10' 6" (4.0m x 3.2m)

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

Wet Room

9' 2" x 7' 10" (2.8m x 2.4m)

uPVC double glazed window to the rear elevation. Rainfall shower with additional hairwash shower. Vanity unit with built-in storage drawer below. Heated towel rail. Low level WC.

Exterior

To the front of the property is a garden laid to lawn with shrub borders and central path leading to the entrance. Diveway providing parking and leading to the integral garage. To the rear of the property the garden is of generous size and on two levels. The lower level offering the new owner an opportunity to create an attractive area with mature trees. The upper level is laid mainly to lawn with an area of shrubs forming boundaries to a patio seating area. A path gives access to the side. Access to the cellar with approx 3ft headroom and covering the footprint of the bungalow.

Additional Information

EPC 'D'

Council Tax Band 'D'

Services – Mains Gas & Drainage

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.



Lounge



Kitchen/Diner



Kitchen



Utility Room and Cloakroom



Bedroom 2



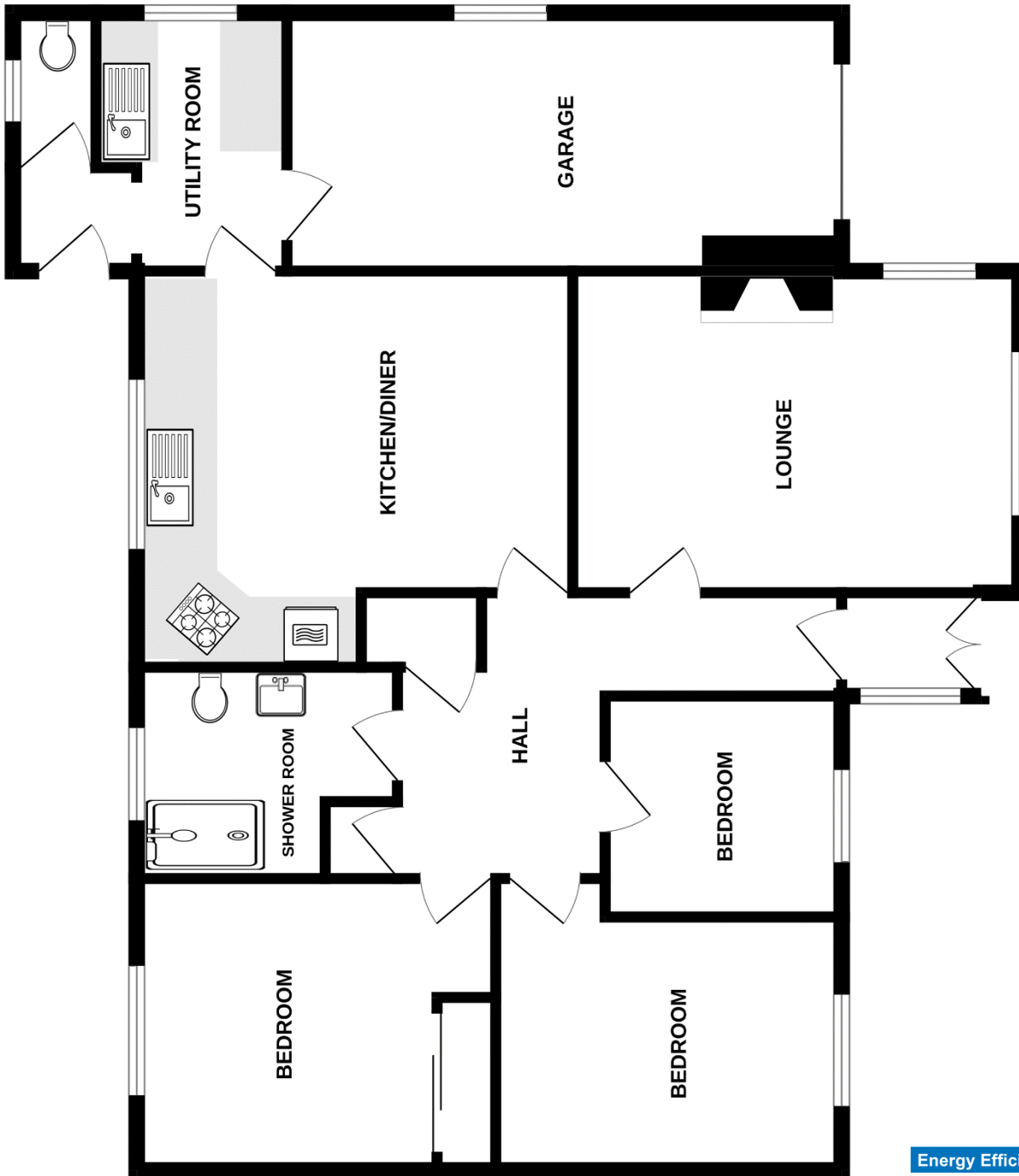
Wet Room



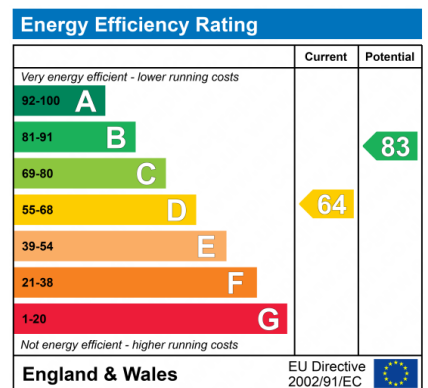
Upper Garden



Lower Garden



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 condition can be given.
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