



GANNET DRIVE ST AUSTELL PL25 3BE

2 BEDROOM BUNGALOW

Welcome to your new home on Gannet Drive! This appealing semi-detached bungalow offers well-proportioned accommodation, with 2 bedrooms, lounge, dining room and kitchen and generous natural light throughout. The property benefits from gardens to three sides, a detached garage and driveway parking.

This highly regarded and established estate is ideally located close to amenities and just a short distance to transport links. Available with no onward chain, don't miss this opportunity to make this lovely bungalow your own - schedule a viewing today!

VIEWING HIGHLY RECOMMENDED

Key Features

Appealing Bungalow

Well-Proportioned
Accommodation

Generous Natural
Light Throughout

2 Bedrooms

Gas Central Heating

Gardens, Driveway
Parking & Garage

About the Location

Gannet Drive is a highly regarded area on the outskirts of the town, locally 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 door and side panel. Central heating radiator. Doors to lounge, bedrooms, shower room and dining room. Built-in cloaks cupboard. Built-in airing cupboard with hot water tank. Access to the loft.

Lounge

14' 5" x 11' 6" (4.4m x 3.5m)

uPVC double glazed windows to the front and side elevations providing generous natural light. Attractive outlook onto an area of green with mature tree. Two central heating radiators. Ceiling light.

Dining Room

9' 10" x 8' 10" (3.0m x 2.7m)

PLUS door recess

uPVC double glazed window to the side elevation. Oak and glass sliding doors giving access to the kitchen. Built-in cupboard housing the Worcester boiler.

Kitchen

10' 2" x 9' 2" (3.1m x 2.8m)

Good range of wall, base and drawer units with worktops over incorporating a one and a half bowl cream sink. Built-in eye level oven and grill. Gas hob with extractor over. Space for fridge. uPVC double glazed window to the rear elevation. Central heating radiator. Part-tiled walls. uPVC double glazed door to:

Porch/Utility

Wood glazed windows and door leading to the garden. Space and plumbing for a washing machine and tumble dryer.

Bedroom 1

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

uPVC double glazed window to the front overlooking an area of green. Central heating radiator.

Bedroom 2

10' 2" x 9' 10" (3.1m x 3.0m)

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

Shower Room

Refitted with a generous walk-in shower with glazed panel. Vanity unit with storage incorporating a wash-hand basin. Low level WC. Inset ceiling spotlights. Bathroom paneling to the walls. Heated towel rail. uPVC double glazed window to the rear.

Exterior

Set on a good size plot with a generous size lawn to the front and side of the property. A path with gate gives access to the front door and continues to the side and rear of the property. To the rear is a seating area with raised terrace, giving access to the greenhouse, detached garage and gated driveway parking.

Garage and Parking

This property benefits from a detached single garage with up and over door, power and light. Driveway parking.

Additional Information

EPC 'D'

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		80
55-68 D	59	
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 and Drainage

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Property Age – 1960s

Tenure - Freehold

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



Lounge



Dining Room



Kitchen



Bedroom 2



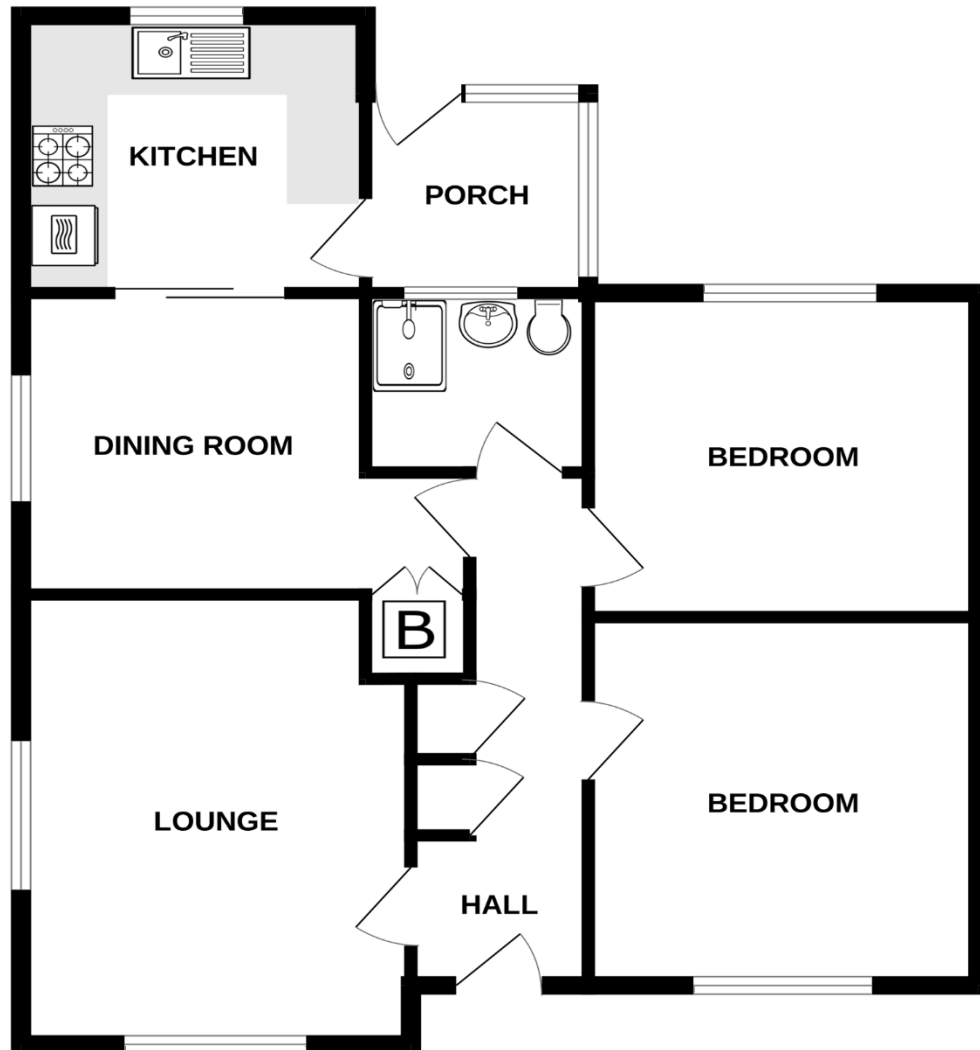
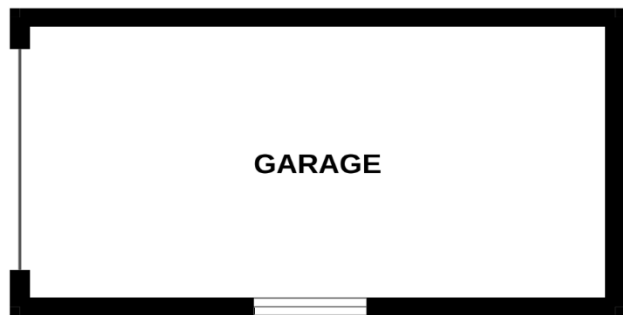
Shower Room



Seating Area



Rear 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 efficiency can be given.
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