



CORMORANT DRIVE ST AUSTELL PL25 3BA

DETACHED BUNGALOW

Welcome to your new home on Cormorant Drive! Situated in a tucked away location within Cormorant Drive, this appealing detached 2 bedroom bungalow offers well-proportioned accommodation. The property benefits from front and rear gardens, garage, generous parking and gas central heating.

In brief the property comprises: Entrance Porch, Hallway, Lounge, Kitchen/Diner, 2 Bedrooms and modern Wet Room. 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
Viewing is Highly Recommended**

Key Features

Detached Bungalow

Generous Natural
Light Throughout

Well-Proportioned
Accommodation

2 Bedrooms

Gas Central Heating

Gardens, Driveway
Parking & Garage

About the 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 Porch

uPVC double glazed door. Cloak hooks. Step up and part-glazed door into:

Hallway

L-shaped hallway. Built-in double cupboard with glazed sliding doors. Central heating radiator. Doors to lounge, bedrooms and wet room. Double cupboard with shelving housing the Baxi boiler and water tank. Access to the loft.

Lounge

17' 9" x 11' 2" (5.4m x 3.4m)

uPVC double glazed window to the front elevation providing good natural light. Wood fire surround with living flame effect gas fire and tiled hearth. Ceiling light. Central heating radiator. Part-glazed sliding door to:

Kitchen/Diner

12' 2" x 11' 6" (3.7m x 3.5m)

uPVC double glazed patio doors with tilt and turn facility leading to the garden. Range of wall and base units with worktops over incorporating stainless steel sink with double drainer. Space for cooker and fridge/freezer. Space and plumbing for a washing machine. Ceiling light. Central heating radiator.

Bedroom

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

uPVC double glazed window to the rear overlooking the garden. Full width built-in wardrobe with sliding door. Central heating radiator. Ceiling light.

Bedroom

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

uPVC double glazed window to the front elevation. Full width built-in wardrobe with sliding door. Central heating radiator. Ceiling light.

Wet Room

6' 7" x 5' 11" (2.0m x 1.8m)

Recently installed with low level WC, pedestal wash-hand basin and shower with curtain rail. Fully-tiled walls. Heated towel rail. uPVC double glazed window.

Exterior

A driveway from the estate road gives access to just 2 bungalows, this property being one of them. To the front of the property there is a lawn with driveway and path giving access to the entrance door. The path continues to the rear garden, where there are 2 sheds, patio area, pond, lawn, greenhouse and vegetable areas, which could easily be incorporated into the main garden. To the far side of the property is a pedestrian door giving access to the garage.

Garage and Parking

17' 9" x 8' 6" (5.4m x 2.6m)

There is driveway parking leading to a garage plus additional parking and ample space for turning. The garage benefits from power and light with a uPVC double glazed pedestrian door to the rear.

Additional Information

EPC 'D'

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		86
69-80	C		
55-68	D	64	
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

Boiler – Serviced December 2024

What 3 words - ///splash.billiard.caves

Property Age – tbc

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.



Entrance Hall



Lounge



Kitchen/Diner



Bedroom (Front)



Bedroom (Rear)



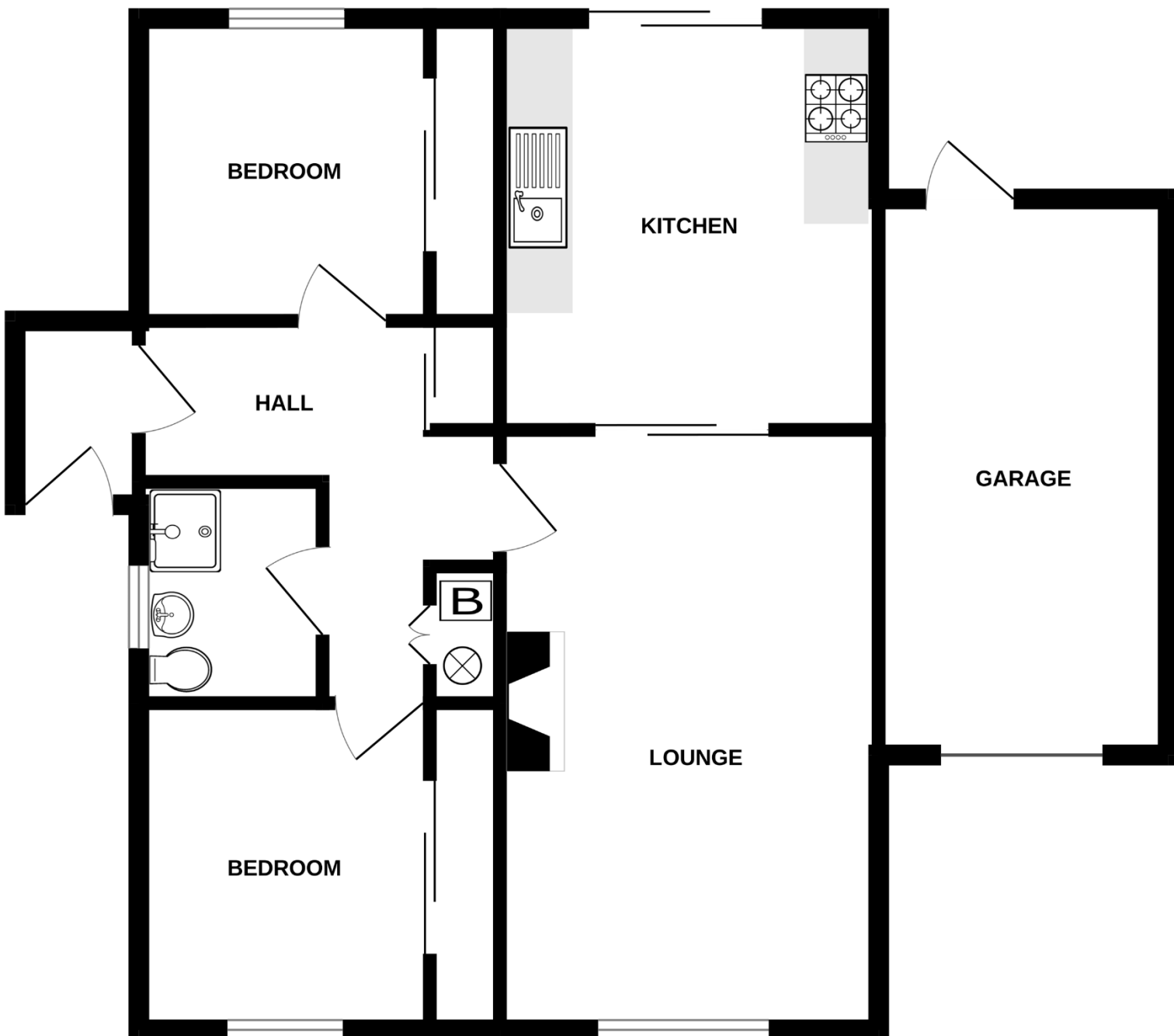
Wet Room



Front Garden and Parking



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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