



## **TREGONISSEY ROAD ST AUSTELL PL25 4DL**

### **DETACHED 3 BEDROOM BUNGALOW PLUS ATTIC ROOM**

This charming bungalow offers a rare blend of space, flexibility and opportunity and is nestled on the edge of town. The attic room offers flexibility and the large garage also offers potential, having previously had planning permission for conversion.

In brief the property comprises: Entrance Porch, Hallway, 3 Bedrooms, Lounge, Sun Room, Kitchen, Utility with WC, Shower Room and Attic with WC.

**Viewing is highly recommended to  
appreciate the potential on offer**

### **Key Features**

Versatile Bungalow  
with Superb Potential

3 Bedrooms PLUS  
Attic Room

Lounge & Sun Room

Kitchen & Utility

Double Garage with  
Lapsed Planning for  
Conversion

Garden

Gas Central Heating

## About The Property and Location

A versatile bungalow with potential to modernise and adapt to your requirements, located on the fringes of the market town of St Austell and within walking distance of amenities. Boasting a versatile layout, there is also an attic room offering space as a guest room, office or hobby area. There is a garden with large garage, with lapsed planning permission for conversion (subject to renewal of planning).

Whilst some modernisation is required, this home provides the perfect canvas to personalise and add value. A fantastic opportunity for families, professionals, or investors. The town 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, with delightful restaurants. The Cathedral City of Truro is 15 miles and offers further amenities, including the Hall For Cornwall theatre.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Porch

uPVC double glazed entrance door. Part-glazed door:

### Hallway

L-shaped with central heating radiator and two ceiling lights. Doors to bedrooms, lounge, kitchen and shower room. Paddle stairs to the attic room.

### Bedroom

**14' 1" x 11' 2" (4.3m x 3.4m)**

uPVC double glazed bow window to the front. Picture rail. Central heating radiator. Wood effect flooring.

### Bedroom

**9' 10" x 11' 2" (3.0m x 3.4m)**

uPVC double glazed bow window to the front. Picture rail. Central heating radiator. Wood effect flooring.

### Bedroom

**10' 10" x 8' 6" (3.3m x 2.6m)**

uPVC double glazed window to the side elevation. Central heating radiator. Wood effect vinyl flooring.

### Shower Room

**7' 7" x 6' 7" (2.3m x 2.0m)**

uPVC double glazed window to the side. White suite comprising low level WC, pedestal wash-hand basin and bidet. Corner shower cubicle. Heated towel rail. Tile effect flooring. Part-tiled walls.

### Lounge

**17' 5" x 11' 2" (5.3m x 3.4m)**

uPVC double glazed window to the side. Wood fireplace with marble hearth and living flame gas fire. High ceilings with picture rail. Central heating radiator. Inset ceiling spotlights. uPVC double glazed French doors to the sun room.

### Kitchen

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

uPVC double glazed window overlooking the sun room. Range of wall and base units with drawers with marble effect worktops over incorporating a one and a half bowl sink. Built-in oven with gas hob over. Space for fridge/freezer. Central heating radiator. Ceiling light. Part-tiled walls. Wood effect vinyl flooring. Access to a walk-in cupboard with cloak hooks, generous shelving and Worcester boiler and uPVC double glazed window to the side. Door to:

### Utility Room incorporating Shower Room\*

**8' 10" x 7' 7" (2.7m x 2.3m)**

uPVC double glazed window to the rear. Wall cabinets. Worktops with space and plumbing below for a washing machine, tumble dryer and dishwasher. Space for a fridge/freezer. Part-tiled walls. Wood effect vinyl flooring. uPVC double glazed door to sun room. Door to:

### Shower Room\*

Wash hand basin and further door to shower room with low level WC and plumbing for a shower (\*shower recently removed but could easily be reinstalled). uPVC double glazed window to the side. Central heating radiator. Fully-tiled walls.

### Sun Room

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

Low level walls with uPVC double glazed windows. uPVC double glazed door to the garden. Tiled floor.

### First Floor Landing

Accessed via paddle stairs. Velux rooflight. Door to:

### Attic Room with WC

**19' 8" x 9' 10" (6.0m x 3.0m) max**

Built-in cupboards and drawers with worksurface. Eaves storage. Door to cloakroom with WC and wash-hand basin. Access to further eaves storage.

### Exterior

To the front is a paved courtyard with gate providing access to the rear. The rear garden comprises an area of lawn, vegetable garden with greenhouse, seating area and path. Steps lead down to the garage. Gated access to the parking area.

### Garage and Parking

**25' 7" x 24' 3" (7.8m x 7.4m)**

Double Garage with electric roller door. uPVC double glazed pedestrian door and two uPVC double glazed windows. Power, light and water. Parking for 2 cars. Further on street parking to the front of the property.

### Additional Information

**EPC 'D'**

**Council Tax Band 'C'**

**Services** – Mains Electric, Mains Drainage

**What 3 words** - ///classic.direction.ballots

**Property Age** – 1930s

**Tenure** - Freehold

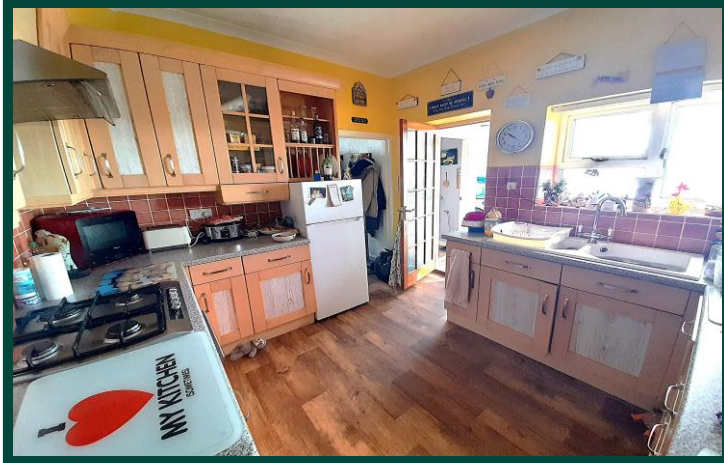




**Lounge**



**Sun Room**



**Kitchen**



**Bedroom 1**



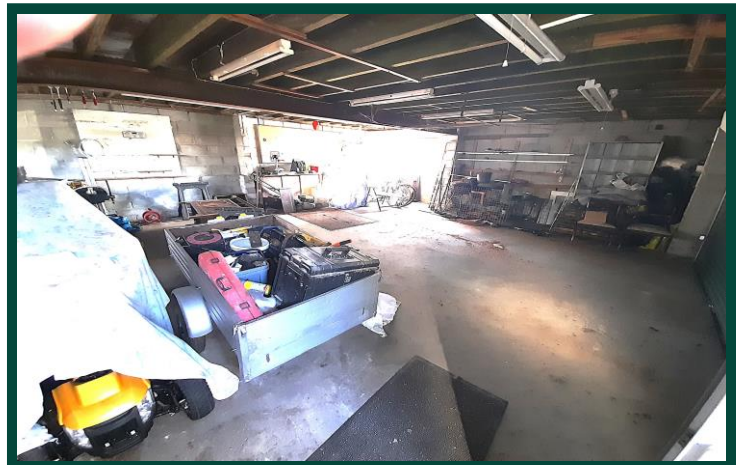
**Bedroom 3**



**Attic Room**

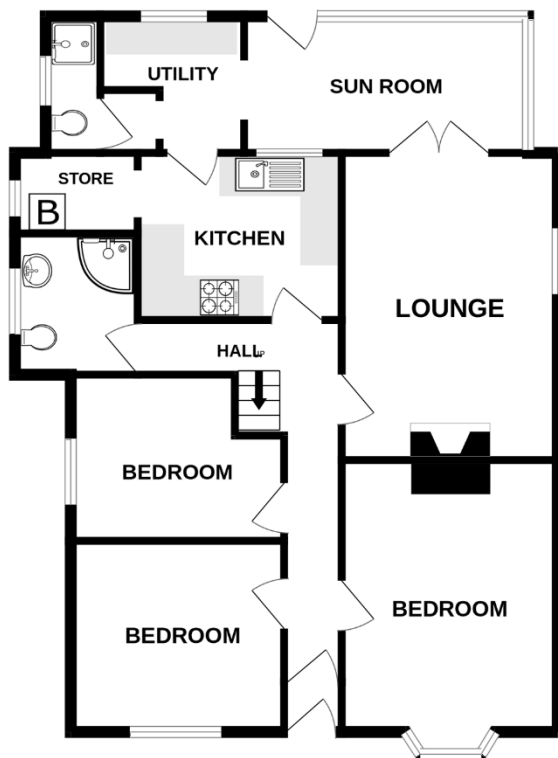
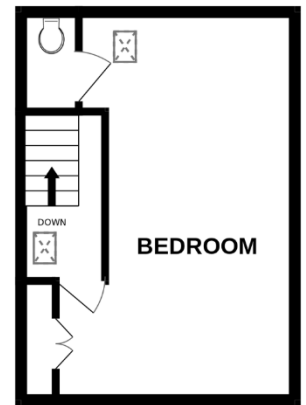
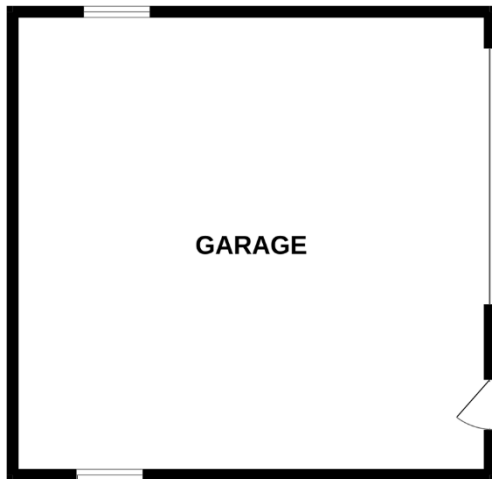


**Rear Garden**




**Double Garage**





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		80
55-68 <b>D</b>	60	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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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