

## **63 EDGCUMBE GREEN, ST AUSTELL, PL25 5EE**



**An immaculately presented three bedroom link-detached bungalow, situated within a quiet cul-de-sac of a popular residential development on the western fringes of the town.**

**Comprising:- Hallway, large conservatory, modern kitchen/breakfast room, inner hall, lounge, front porch, three bedrooms, bathroom, gas fired central heating, uPVC double glazing, garage, driveway parking for several cars, front lawn, private rear garden with a raised patio and decking area.**

**£375,000**

## SITUATION

Edgcombe Green lies within a highly regarded residential area on the western fringes of St Austell, about a mile or so from the main town centre and a short distance from the village of Trewoon.

The town boasts an extensive range of shopping, education and recreation facilities, including a mainline train station, leisure centre, college and schools. St Austell bay is just a few miles away, boasting an array of sandy beaches along the south coast and the world renowned 'Eden Project' is about a fifteen-minute drive.

## ACCOMMODATION (All sizes approximate):-

### Entrance

Obscure uPVC double glazed door opening into:-

### Entrance Hall

Radiator. Karndean flooring. uPVC double glazed roof. Glazed door to kitchen/breakfast room. Door to garage. The hallway extends and opens into:-

### Conservatory

18' 2" x 10' 7" (5.53m x 3.22m) uPVC double glazed windows to rear and side elevations. uPVC double glazed sliding patio door to rear garden and a further door to the decking area. Pitched uPVC double glazed roof. Radiator. Fitted cast iron multi-fuel burner. Karndean flooring. Glazed door opening into:-

### Kitchen/Breakfast Room

15' 1" x 12' 3" (4.60m x 3.74m) Featuring a modern and comprehensive range of wall, base and drawer units in a cream gloss finish with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Integrated dishwasher and washing machine. Space for an American style fridge/freezer. Space for electric cooker with extractor over. Large fitted breakfast bar. Part tiled walls. Radiator. uPVC double glazed window to rear elevation. Door to:-

### Inner Hall

Built-in shelved cupboard. Access to loft space (Fully insulated, part boarded, pull down ladder, light and a Worcester DCI gas fired combination boiler). Doors leading off to lounge, bedrooms and bathroom.

### Lounge

19' 11" x 10' 10" (6.07m x 3.29m) Large uPVC double glazed window to front elevation. Two radiators. TV aerial and telephone points. Glazed door to:-

### Front Porch

uPVC double glazed windows to front and side elevation. uPVC double glazed door to outside.

### Bedroom One

14' 2" (4.33m) narrowing to 12' 3" x 9' 9" (3.74m x 2.96m) uPVC double glazed window to front elevation. Radiator. Large fitted double wardrobe with mirrored sliding doors.

### Bedroom Two

12' 0" x 8' 10" (3.66m x 2.70m) uPVC double glazed window to rear elevation. Radiator.

### Bedroom Three

11' 2" x 6' 5" (3.41m x 1.96m) uPVC double glazed window to front elevation. Radiator.

### Bathroom

8' 11" x 5' 8" (2.72m x 1.72m) Modern white suite comprising:- Curved panelled bath with Mira Sport electric shower over, low level W.C and pedestal wash hand basin. Under floor heating. Chrome heated towel rail. Fully tiled walls. Extractor fan. Two obscure uPVC double glazed windows to rear elevation.



## OUTSIDE

To the front of the property is a lawn garden with a driveway in front of the garage and additional parking on the other side for a further two vehicles. A pedestrian side gates gives access to an enclosed rear garden, which is predominantly laid to lawn with a raised pathway, patio and secluded decking area. The garden enjoys a good degree of privacy, bounded by a dwarf wall and high strip fencing. There is also a timber shed located just off the side pathway.

## Garage

19' 6" x 9' 5" (5.94m x 2.86m) Electric up and over door to front. Range of fitted units to the rear with rolled edge worktop. Space for tumble dryer. Window to rear elevation. Door to entrance hall.

## ENERGY RATING

Band D (67).

## COUNCIL TAX

Cornwall Council. Tax Band 'D'.

## DIRECTIONS

From the A390 at the junction on Penwinnick Road take the A3058 and proceed through the traffic lights to the top of Edgcombe Road and turn left into Edgcombe Green. Follow the road into the estate and turn left into the second cul-de-sac and No.63 is located shortly after on the right-hand side.



**CONSERVATORY**



**BEDROOM TWO**



**KITCHEN/BREAKFAST ROOM**



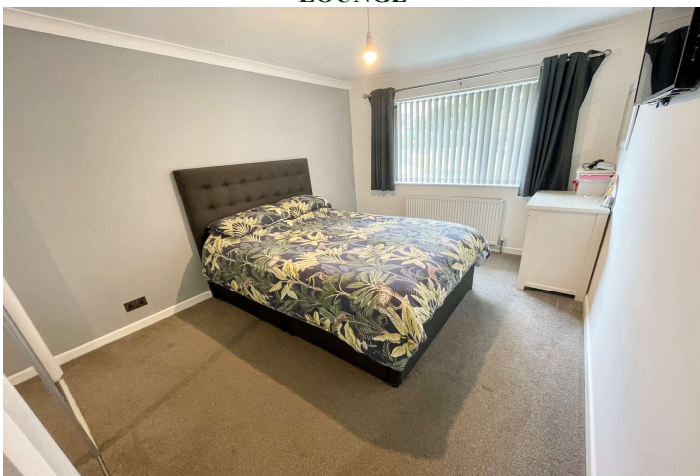
**BEDROOM THREE**



**LOUNGE**



**BATHROOM**



**BEDROOM ONE**



**REAR ELEVATION AND GARDEN**



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2023

**FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)**

Members of the NAEA



**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



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. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Experts in Property" of which Jefferys 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.