

## **35 EDGCUMBE ROAD, ST AUSTELL, PL25 5DX**



**An older style three bedroom semi-detached dormer bungalow with no ongoing chain, boasting a generous size plot and a popular elevated position on the western fringes of the town with superb views over St Austell.**

**Accommodation Comprises:- Hallway, lounge, dining room, kitchen, shower room, three double bedrooms (One being first floor), double glazing, gas fired central heating, long driveway with ample parking, lawn garden to the front, detached garage, south facing rear garden with courtyard, lawn garden, patio and a large timber shed.**

### **£275,000**

## SITUATION

The property is situated on the western fringes of St Austell, but less than a mile from the town centre and a short distance from the village of Trewoon. The town offers an extensive range of shopping, education, and recreation facilities, including a mainline train station, leisure centre, college and schools.

The property is also well placed for local amenities and a bus stop. St Austell bay is just a few miles away, boasting an array of sandy beaches on the south coast and the world renowned 'Eden Project' is about a fifteen-minute drive.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance

uPVC double glazed front entrance door opening into:-

#### Hallway

Radiator. Open tread staircase rising to first floor. Nuair ventilation unit. Telephone point. Doors leading off.

#### Lounge

12' 0" x 11' 0" (3.65m x 3.35m) Double glazed bay window to front elevation with views over the town and surrounding countryside. Radiator. Telephone point. Gas fire with central heating back boiler.

#### Dining Room

12' 0" x 8' 11" (3.65m x 2.71m) Double glazed window to side elevation. Radiator. Gas fire. Door into:-

#### Kitchen

10' 6" x 9' 1" (3.20m x 2.76m) Matching range of wall, base, and drawer units with rolled edge worktops. Inset one and a half bowl sink and drainer with mixer tap. Built-in single electric oven with inset four ring hob above and extractor over. Part tiled walls. Integrated fridge/freezer. Space and plumbing for washing machine. Pine panelled ceiling. Double glazed window to side elevation. uPVC double glazed door to rear garden.

#### Bedroom One

11' 6" x 11' 5" (3.51m x 3.48m) Double glazed window to front elevation with views over the town and surrounding countryside. Radiator.

#### Bedroom Two

11' 6" x 10' 0" (3.50m x 3.04m) Double glazed window to rear elevation. Radiator. Built-in cupboard.

#### Shower Room

6' 9" x 5' 10" (2.06m x 1.77m) Suite comprising:- Shower cubicle with Triton electric shower and tiled surround, white low level W.C and pedestal wash hand basin. Radiator. Extractor fan. Built-in airing cupboard enclosing a factory insulated hot water storage cylinder and shelving. Obscure uPVC double glazed window to rear elevation.

## FIRST FLOOR

#### Landing

Access to loft space (Insulated, boarded and light connected). Sliding door to:-

#### Bedroom Three

14' 0" x 11' 10" (4.27m x 3.61m) Double glazed window to front elevation with views over the town and surrounding countryside. Radiator.



## OUTSIDE

The property is set back from the road with a large lawn garden to the front and a long tarmac driveway providing lots of parking to the side. Gated access to an enclosed south facing rear garden, which features a spacious courtyard/turning area and steps leading up to a lawn garden and a large patio area.



#### Large Detached Garage

Up and over door to front. Separate personal door to front. Windows to side and rear elevations. Light and power connected.

#### Timber Shed

9' 11" x 7' 11" (3.02m x 2.41m) Door and windows.

## ENERGY RATING

E (41).

## COUNCIL TAX

Cornwall Council. Tax Band 'C'.

## DIRECTIONS

From the junction on Penwinnick Road (A390) take the A3058 and continue through the traffic lights onto Edgcombe Road. Keep going until the property is identified on the left-hand side.





**LOUNGE**



**BEDROOM TWO**



**DINING ROOM**



**SHOWER ROOM**



**KITCHEN**



**BEDROOM THREE**



**BEDROOM ONE**



**FRONT GARDEN**



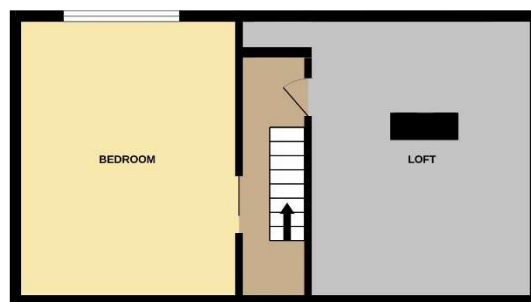


**REAR ELEVATION AND GARDEN**

**GROUND FLOOR**



**1ST FLOOR**



Measurements are approximate. Not to scale. Illustrative purposes only  
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**FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)**

**Members of the NAEA**



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