



49 Bodmin Road



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St. Austell, Cornwall, PL25 5AF

Town Centre 250 yards Charlestown 2.5 miles Truro 15 miles

A particularly spacious 5 bedroom bungalow of some 2,055 sq ft, which is beautifully presented to a high standard and within walking distance of the town centre

- Reception Hall & Hallway
- Custom Made Modern Kitchen
- 3 Bathrooms/Shower Rooms
- Private Walled Garden & Decked Seating Area
- Freehold
- Superb U-shaped Kitchen Dining & Living Room
- 5 Double Bedrooms
- Sun Room
- Multiple Parking, Store & Garage
- Council Tax Band - to be set

Guide Price £475,000

SITUATION

49 Bodmin Road is conveniently situated in an elevated position with fine views across the town and up the Gover Valley to the railway viaduct in the distance. The town centre, being only about 250 yards, is within walking distance. St Austell offers a comprehensive range of shopping and retail facilities and amenities, a station on the London Paddington line, primary and secondary schooling, a college, cricket, rugby and football clubs, multiple supermarkets, parks, a leisure centre, a public library, cinema and so forth.

The historic port of Charlestown, with its array of gift shops, inns and restaurants centred around the harbour, is about 2.5 miles; The Eden Project about 4 miles and; the traditional fishing village of Mevagissey with its myriad of narrow streets, restaurants and attractive harbour is about 8 miles to the south. There are numerous walks and bicycle trials in the area – including renowned coastal walks on the South West Coast Path. There are beaches to the south at Porthpean, with its' sailing club, and Pentewan.

Truro, being the commercial and retail centre of Cornwall is about 15 miles to the south-west.

THE APPROACH

A short tarmac and walled driveway leads to a pair of wrought iron vehicular gates which open to a herringbone parking and turning area for a number of vehicles and which is adjacent to the bungalow and a detached Single Garage.

THE ACCOMMODATION

The accommodation, which has been the subject of a recent comprehensive upgrading and renovation programme, is wonderfully presented. A viewing is highly recommended to appreciate the qualities and high standards on offer.



A part opaque glazed front door opens to a fine Reception Hall, with herringbone floor and recessed bench seat with cushion and under shoe storage and coat hooks over, Hallway off to the Bedroom accommodation, opening to a front triple aspect Sun Room with non-slip tiles and doors to the left to a fine U-shaped Kitchen, Dining and Living Room with central room divider contemporary Bio Ethanol fireplace.

The Kitchen is custom made to fit and presents a comprehensive range of base and high level units with solid marble effect worktops, an under-mounted stainless steel Franke sink unit with mixer tap over, Bosch 4-ring induction hob with extractor hood over, integral dishwasher, Bosch double fan assisted ovens each with grills and a Rangemaster American style refrigerator freezer.

Adjacent is a Dining Area which wraps around to a well-proportioned Living Room with picture window enjoying the views of the Gover Valley. The rooms wraps around the impressive Kratki Bio Ethanol open fire with contemporary panelling over and inlaid disperser fan – a real centrepiece to the room.

From the Reception Hall, a Hallway leads to all the Bedrooms with, at the end, a Master Bedroom suite with spacious Bedroom with sliding patio doors to outside decked areas, a walk-in Dressing Room with bespoke shelving and skylight over, and a striking En Suite Bathroom with ball and claw modern side filling cast iron free-standing bath, "his and hers" vanity washbasins with mirror and wall lights over, wall mounted chrome heated towel radiator, wide fully tiled walk-in shower with rain shower and Nero Marquina polished marble floor.

There are four other Double Bedrooms – the second of which boasts a fully tiled En Suite Shower Room with wide walk-in shower with full height screen, wc and contemporary suspended washbasin with drawers.

In addition there is a Utility/Shower Room with tiled quadrant shower, standing washbasin, wc, tiled floor, stainless steel single drainer sink unit with mixer tap and cupboard under, dishwasher, tumble dryer with worktop and splashback over and a large Cloakroom with striking modern wash basin and wc.

OUTSIDE

On the western side of the bungalow are extensive raised Decked Seating Areas taking in the views of the town and further afield up the Gover Valley.

Adjoining the bungalow is an outside Store - with good potential for conversion to provide additional accommodation if desired - such as an office or a playroom (subject to any necessary consents and approvals).

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

Mains water, drainage and electricity connected.

Heating: Electric panel heaters - all controllable from mobile telephone. Electric underfloor heating in the Utility/Shower Room, En Suite Shower Room and En Suite Bathroom. 16 photovoltaic panels. Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: EE and Three good outdoors and indoors and 02 and Vodafone good outdoors and variable indoors (Ofcom).

DIRECTIONS

From Truro to St Austell on the A390, at the roundabout on entering St Austell, continue straight over. Take the next turning to the left towards Town Centre and go straight over at the traffic lights. At the next traffic lights, go straight over and follow the road sharply around to the left. Ignore the turning to the right into the car parks and where the road bears to the right, No. 49 is seen on the left-hand side on the apex.

TITLE DEEDS

Please note that there are some covenants on the property. Please contact Stags for further information.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area = 190.9 sq m / 2055 sq ft
 Garage / Store = 29.1 sq m / 313 sq ft
 Total = 220.0 sq m / 2368 sq ft

Sun Room: 3.05 x 1.96 (10'0" x 6'5")
 Bedroom 1: 6.17 x 2.74 (20'3" x 9'0")
 Bedroom 2: 4.01 x 3.61 (13'2" x 11'10")
 Bedroom 3: 4.06 x 3.61 (13'4" x 11'10")
 Bedroom 4: 4.37 x 3.12 (14'4" x 10'3")
 Bedroom 5: 3.25 x 2.36 (10'9" x 7'9")
 Kitchen / Dining Area / Living Area: 7.39 x 6.60 (24'3" x 21'8")
 Utility
 Dressing Room: 2.64 x 2.34 (8'8" x 7'8")
 Store: 4.98 x 3.10 (16'4" x 10'2")
 Garage: 4.98 x 2.82 (16'4" x 9'3")

Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1241083)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		44
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488