



## **PHERNYSSICK ROAD ST AUSTELL PL25 3TZ**

### **DETACHED 3 BEDROOM BUNGALOW REQUIRING RENOVATION**

This 3 bedroom detached bungalow, whilst requiring complete renovation, offers considerable potential with the commencement of some works including an electrical re-wire.

The accommodation currently offers 2 Reception Rooms, 3 Bedrooms, Kitchen and Shower Room. Externally there is ample off road parking, plus a garage and garden.

**Viewing Recommended to Appreciate the Potential**  
**\* Please See Agents Note \***

### **Key Features**

3 Bed Detached Bungalow

Requiring Complete Renovation

2 Reception Rooms

Off Road Parking

Detached Garage

Garden

### About The Location

Phernyssick Road is a popular area in St Austell and ideally located for ease of access to the town and A391, with daily amenities close by, including schools and college. 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 Hall

uPVC double glazed door. Access to both reception rooms and bedrooms.

#### Reception 1

**12' 2" x 10' 6" (3.7m x 3.2m)**

uPVC double glazed window to the front elevation.

#### Reception 2

**11' 2" x 11' 2" (3.4m x 3.4m)**

uPVC double glazed windows to the side and rear elevations. Access to the kitchen.

#### Bedroom 1

**12' 2" x 10' 6" (3.7m x 3.2m)**

uPVC double glazed window to the front elevation.

#### Bedroom 2

**10' 10" x 9' 6" (3.3m x 2.9m)**

uPVC double glazed window to the rear elevation

#### Bedroom 3

**7' 7" x 7' 3" (2.3m x 2.2m)**

uPVC double glazed window to the rear elevation.

#### Kitchen

**10' 6" x 6' 11" (3.2m x 2.1m)**

uPVC double glazed window and door to the side elevation leading to the garden and driveway. Walk-in storage cupboard housing the central heating boiler. Door to:

#### Shower Room

uPVC double glazed window to the side elevation. Low level WC, wash-hand basin, shower cubicle.

### Exterior

To the front of the property is a boundary wall with driveway giving access to parking and leading to the detached garage. To the rear the majority of the garden is laid to lawn with seating and patio areas.

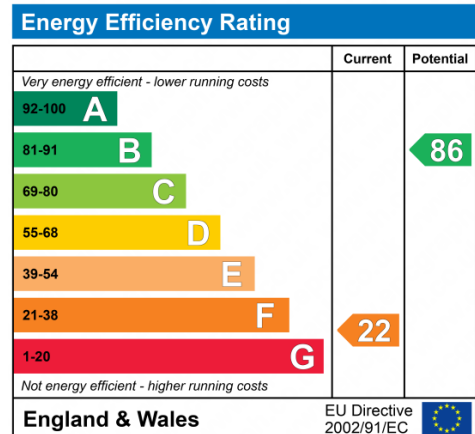
### Garage and Parking

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

Detached single garage with parking to the front and driveway.

### Additional Information

**EPC 'F'**



### Council Tax Band 'B'

**Services** – Mains Electric, Gas & Drainage

**What 3 words** - ///copycat.found.distorts

**Property Age** - tbc

**Tenure** - Freehold

### Agents Note

From visiting the property, please be advised that the bungalow requires complete renovation. Some works have been started to include battening of walls and electrical re-wire. There is currently no lighting or heating and therefore we recommend speaking with your lender prior to scheduling a viewing, who will advise whether a mortgage is possible in the property's current condition.

### 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**



**Reception 1**



**Reception 2**



**Bedroom 1**



**Bedroom 2**



**Kitchen**



**Garden**



**Rear Elevation**



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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#### 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

ESTABLISHED 1865  
**Jefferys**

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