

## 9 CLINTON DRIVE, ST AUSTELL, PL25 5JT



**A spacious three bedroom detached bungalow which would benefit from some updating and refurbishment, set within a small cul-de-sac development on the western fringes of the town centre.**

**Accommodation Comprises:- Hallway, lounge, dining room, kitchen, three bedrooms, bathroom, separate W.C, uPVC double glazing, gas fired central heating, garage and paved corner plot gardens.**

**£275,000**

## SITUATION

The property is situated in a small cul-de-sac on the western side of St Austell and conveniently placed within a short walk of the town centre and local amenities. The town offers an extensive range of shopping, education and recreation facilities, including a mainline train station, leisure centre, college and schools.

## ACCOMMODATION (All sizes approximate):-

### Covered Entrance

Obscure uPVC double glazed front entrance door opening into:-

### Hallway

Radiator. Telephone point. Obscure uPVC double glazed window to front elevation. Fitted cloak cupboard. Built-in airing cupboard enclosing a factory insulated hot water storage cylinder and shelving. Access to loft space.

### Lounge

21' 5" x 11' 11" (6.53m x 3.63m) (Maximum) uPVC double glazed windows to front and side elevation. Fireplace with inset gas fire. Radiator. TV aerial point. Sliding door to:-

### Dining Room

11' 7" x 9' 4" (3.52m x 2.84m) (Excluding bay) uPVC double glazed bay window to side elevation. Radiator. TV aerial point. Glazed door into:-

### Kitchen

11' 11" x 9' 10" (3.63m x 2.99m) Matching range of wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Space for electric cooker with extractor over. Space and plumbing for washing machine. Space for under-counter fridge. Fully tiled walls. Radiator. Built-in shelved cupboard with electricity meter and consumer unit. Built-in cupboard housing a Potterton gas fired central heating boiler and alarm panel. uPVC double glazed window to rear elevation. Obscure uPVC double glazed door to rear patio garden.

### Bedroom One

13' 11" x 10' 11" (4.24m x 3.32m) uPVC double glazed windows to front and side elevation. Two radiators. Telephone point. Built-in wardrobes with sliding doors.

### Bedroom Two

14' 0" x 9' 11" (4.26m x 3.03m) uPVC double glazed windows to side elevation. Two radiators.

### Bedroom Three

10' 5" x 7' 11" (3.18m x 2.42m) uPVC double glazed window to side elevation. Radiator.

### Bathroom

5' 8" x 5' 5" (1.73m x 1.64m) Suite comprising:- Panelled bath with Triton electric shower and pedestal wash hand basin. Part tiled walls. Radiator. Obscure uPVC double glazed window to rear elevation.

### Separate W.C

Low level W.C. Radiator. Part tiled walls. Obscure uPVC double glazed window to rear elevation.



## OUTSIDE

The property offers low maintenance gardens to all sides, which is predominantly laid to paving with a private patio garden at the rear and a covered storage area adjoining the garage.



## Garage

17' 5" x 9' 7" (5.32m x 2.92m) Up and over door to front. Glazed door to rear.

## ENERGY RATING

D(60).

## SERVICES

Mains electricity, gas, water and drainage.

## COUNCIL TAX

Cornwall Council. Tax Band 'D'.

## DIRECTIONS

From St Austell town centre, head west along Truro Road and go straight on at the traffic lights. Continue for a short distance and Clinton Drive is located on the right-hand side.



**LOUNGE**



**BEDROOM TWO**



**DINING ROOM**



**BEDROOM THREE**



**KITCHEN**



**BATHROOM**



**BEDROOM ONE**



**FRONT ELEVATION**



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2026

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



**Lostwithiel**  
5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

ESTABLISHED 1865  
**Jefferys**

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.