

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.

£225,000

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



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