



goundrys  
SALES

**High Street, St. Austell**  
St. Austell

Guide Price  
**£360,000**

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

A beautifully updated three bedroom detached bungalow enjoying an elevated position within Lanjeth, near St Austell.

This attractive detached bungalow has been tastefully and thoughtfully improved by the current owners and now offers well-presented, versatile accommodation. A particular highlight is the stunning modern kitchen with integrated appliances, which is open plan to a dedicated dining area, creating a sociable and contemporary living space.

The accommodation comprises three bedrooms, a separate living room, a well-appointed shower room, as well as a useful entrance lobby and an additional utility room/WC, providing practical day-to-day functionality.

Occupying an elevated position, the property benefits from far-reaching views from the front aspect. Externally, the bungalow sits in a non-estate position and enjoys, in our opinion, generous gardens. The rear garden offers an ideal space for keen gardeners, complete with greenhouse and productive areas, while the front and side gardens are predominantly laid to lawn. A detached single garage and driveway parking complete the offering.

Viewings are highly recommended to fully appreciate the standard of finish, setting, and overall appeal of this lovely home.



#### Important Information For Buyers

Tenure : Freehold

Council Tax Band : C (Source : Council Tax band Checker as of 26/01/26)

Construction Type: The vendor has not confirmed this in the Property Information Questionnaire (PIQ). All buyers must satisfy themselves as to the construction type via their own surveyor or legal representatives

Age of Construction: The vendor has not confirmed this in the Property Information Questionnaire

(Source: Vendor's PIQ). All buyers must verify this information through their own enquiries, surveyor, or legal representative.

Heating: LPG Gas Boiler as stated by our clients (Source : PIQ)

Water Supply: We understand the property is on mains (Source : PIQ)

Sewage: We understand the property is on private sewerage (Source : PIQ)

Electricity: We understand the property is on mains (Source : PIQ)

EPC: TBC

Broadband: 1- 1000 MBPS download speeds (Source Ofcom Broadband Checker)

Mobile Availability: Prediction, not a guarantee:

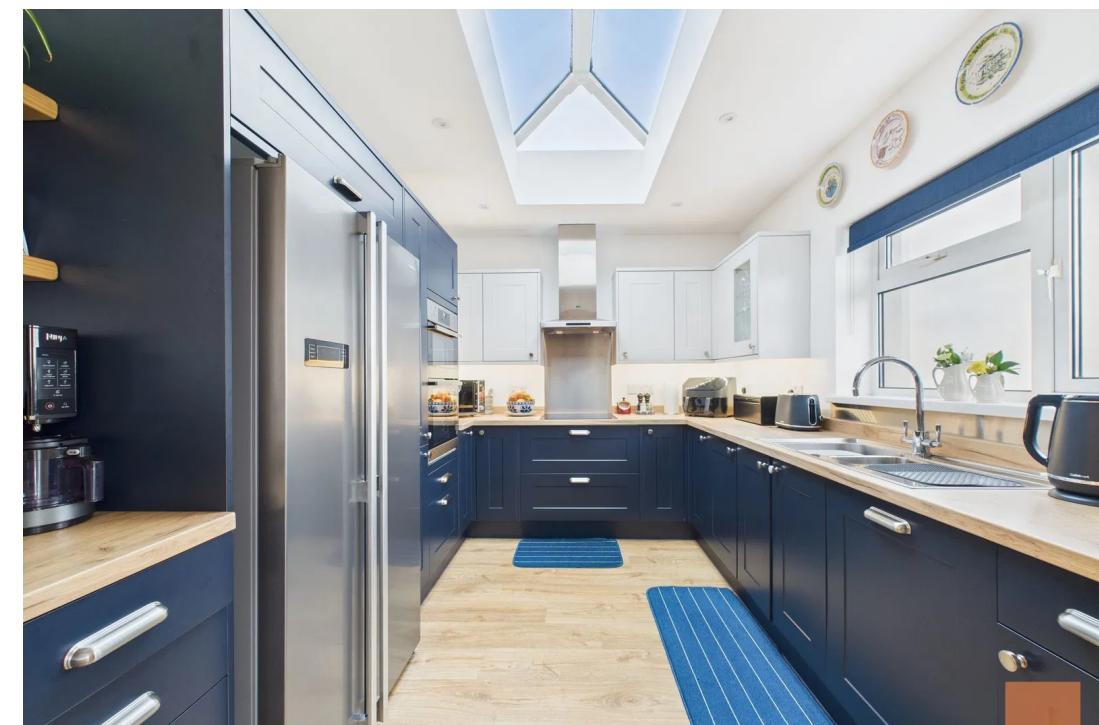
EE – Good outdoor

O2 – Good outdoor and variable in-home

Three – Good outdoor

Vodafone – Good outdoor and variable in-home

For further material information, please see the relevant section(s) provided by this website.





#### Information

The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.

We recommend that all information, particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters is verified by the buyer's solicitor at the earliest opportunity.

Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations or assumptions and should not be treated as professional assessments. Buyers are strongly encouraged to instruct a qualified surveyor to carry out a full inspection if these details are important to them. Furthermore, as estate agents, we do not verify planning permissions, building regulation approvals, or any title-related matters such as covenants or easements. Buyers must rely on their own solicitor or legal representative to investigate and confirm these details as part of the conveyancing process.

All measurements are approximate and provided for guidance purposes only. Any fixtures, fittings, or appliances mentioned in these particulars are not necessarily included in the sale unless specifically stated in the Fixtures and Fittings Form (TA10) and confirmed by the conveyancers.

#### Connected Persons Disclosure:

The property is being marketed / sold on behalf of a family member and the seller is therefore a connected person under the Estate Agents Act 1979.

#### ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

#### PROOF OF FINANCE – Purchasers

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.





## Truro Sales

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