



Cormorant Drive

St. Austell

PL25 3BA

Guide Price £290,000

- NO ONWARD CHAIN
- OFF ROAD PARKING PLUS A GARAGE
- SUBSTANTIAL PLOT
- EXTREMELY POPULAR LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- THREE WELL-PROPORTIONED BEDROOMS
- MODERNISATION REQUIRED
- CONNECTED TO ALL MAINS SERVICES
- PERFECT FAMILY HOME
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
Part of Smart Property Group

Tenure - Freehold

Council Tax Band - C

Floor Area - 801.00 sq ft



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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are proud to present this charming three-bedroom detached bungalow, occupying a commanding and substantial plot within the highly desirable Bird Sanctuary. Rarely do properties with such generous gardens and exciting potential come to the market, making this a fantastic opportunity for purchasers seeking a home they can personalise and enhance to their own taste. Offering spacious accommodation, excellent privacy and beautifully established outdoor space, this property presents the perfect balance of peaceful living and future potential.

Upon entering, you are welcomed by a bright and airy entrance hallway that provides access to all principal rooms. The spacious lounge is bathed in natural light and offers an inviting space in which to relax or entertain family and friends. The well-equipped kitchen/diner enjoys a dual-aspect outlook, allowing sunlight to pour through the room throughout the day, creating a wonderfully light and sociable environment with ample space for both dining and everyday family life. The bungalow further offers three generously proportioned bedrooms, each providing comfortable and versatile accommodation, whether utilised as bedrooms, guest accommodation, a home office or hobby room. These are complemented by a family shower room.

Without question, the outstanding feature of this delightful home is its magnificent wrap-around gardens. Occupying an impressive plot, the beautifully established grounds provide an exceptional sense of space and privacy that is increasingly difficult to find. Predominantly laid to lawn and bordered by an array of mature trees, shrubs and planting, the gardens create a picturesque backdrop throughout the seasons while offering endless opportunities for keen gardeners and outdoor enthusiasts alike. Whether enjoying a morning coffee surrounded by birdsong, hosting family gatherings, or simply unwinding in the sunshine, this wonderful outdoor space caters effortlessly to every occasion. The expansive lawns provide plenty of room for children to play, pets to roam or even the potential to create additional seating areas, vegetable gardens or landscaped features, subject to any necessary consents. A generous patio area offers the perfect setting for al fresco dining and summer entertaining, allowing you to make the very best of the peaceful surroundings and favourable sunny aspect.

To the front of the property, a private driveway provides ample off-road parking for multiple vehicles and leads to a single garage, offering further parking, secure storage or workshop potential.

The property is connected to mains water, electricity, gas and drainage, and falls within Council Tax Band C.

LOCATION

Situated within the highly regarded Bird Sanctuary area of St Austell, this property enjoys a peaceful residential setting in one of the town's most sought-after locations. The area takes its popular nickname from the surrounding streets, many of which are named after birds, creating a well-established neighbourhood that is particularly favoured by families, retirees and professionals alike. Residents benefit from convenient access to a wide range of local amenities, including supermarkets, schools, healthcare facilities and leisure amenities, while St Austell's vibrant town centre offers an excellent selection of independent shops, cafés, restaurants and everyday services. The nearby south Cornish coastline is renowned for its stunning beaches, picturesque harbours and scenic coastal walks, with attractions such as the harbour village of Charlestown, the world-famous Eden Project and the beautiful Lost Gardens of Heligan all within easy reach. Excellent road and rail links further enhance the area's appeal, making it an ideal location for commuters and those wishing to explore the wider county.

THE ACCOMMODATION COMPRISES

(All measurements are approximate and can be found within the floorplan)

ENTRANCE HALLWAY

uPVC double glazed door. Smoke alarm. Access into the loft. Two built-in storage cupboards, one of which housing the gas boiler. Radiator. Telephone point. Plug socket. Skirting. Vinyl flooring.

LOUNGE

Coving. Dual-aspect double-glazed windows. Fireplaces. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

KITCHEN/DINER

Coving. Dual-aspect double-glazed windows. A range of fitted wall and base storage cupboards and drawers. Splashback tiling. Built-in storage cupboard housing the gas meter. Integrated oven with a four-ring gas hob and extractor hood over. Stainless steel sink with mixer tap and drainer. Integrated fridge and freezer. Space for a dishwasher and washing machine. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.

BEDROOM ONE

Double-glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

Double-glazed window to the rear aspect. Built-in wardrobe. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

SHOWER ROOM

Extractor fan. Frosted double glazed window to the side aspect. Double cubicle with mains fed shower. Splash-back tiling. Wash basin. W.C. Vinyl flooring.

BEDROOM THREE

Double-glazed window to the side aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

EXTERNALLY



GARDEN

Without question, the outstanding feature of this delightful home is its magnificent wrap-around gardens. Occupying an impressive plot, the beautifully established grounds provide an exceptional sense of space, privacy and tranquillity that is increasingly difficult to find. Predominantly laid to lawn and bordered by an array of mature trees, shrubs and planting, the gardens create a picturesque backdrop throughout the seasons while offering endless opportunities for keen gardeners and outdoor enthusiasts alike. Whether enjoying a morning coffee surrounded by birdsong, hosting family gatherings, or simply unwinding in the sunshine, this wonderful outdoor space caters effortlessly to every occasion. The expansive lawns provide plenty of room for children to play, pets to roam or even the potential to create additional seating areas, vegetable gardens or landscaped features, subject to any necessary consents. A generous patio area offers the perfect setting for al fresco dining and summer entertaining, allowing you to make the very best of the peaceful surroundings and favourable sunny aspect.

PARKING

To the front of the property, a private driveway provides ample off-road parking for multiple vehicles and leads to a single garage, offering further parking, secure storage or workshop potential.

AGENTS NOTE

An EPC has been instructed and will be uploaded to the advert upon receipt.

SERVICES

The property is connected to mains water, electricity, gas and drainage, and falls within Council Tax Band C.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

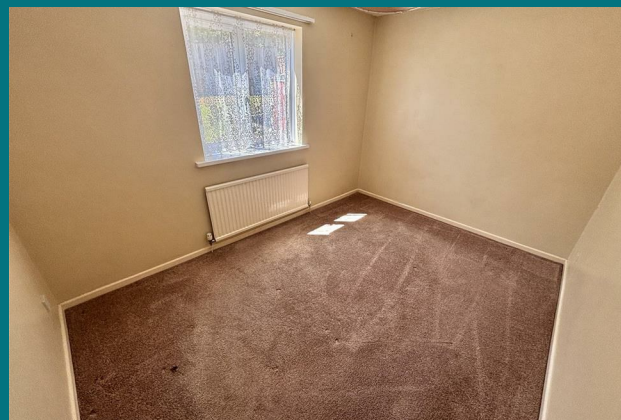
EPC rating: Survey Instructed

The building

Detached bungalow, standard construction

3 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None





Cormorant Drive, St. Austell

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone great, Three good, EE good

Parking: Garage, Driveway, Off Street, and On Street

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL218459):

- There are restrictive covenants contained in a deed from 1980. These are 'do not' rules that limit how the land can be used or what can be built on it. A copy of these specific rules is kept on file at the Land Registry.

- There is a standard legal restriction which means that if the property is sold by a single person, they may need to appoint a second person to help handle the sale.

This is a routine procedure often used to ensure that the money from the sale is managed correctly for anyone with a financial interest in the property.

Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Needing To Sell?

Are you interested in this property
but aren't currently in a proceedable
position?

Don't Panic!

Contact Us On The Details Below To
Arrange A Valuation

Here To Help

1 Market Street

St Austell

Cornwall

PL25 4BB

E: staustell@smartmillerson.co.uk

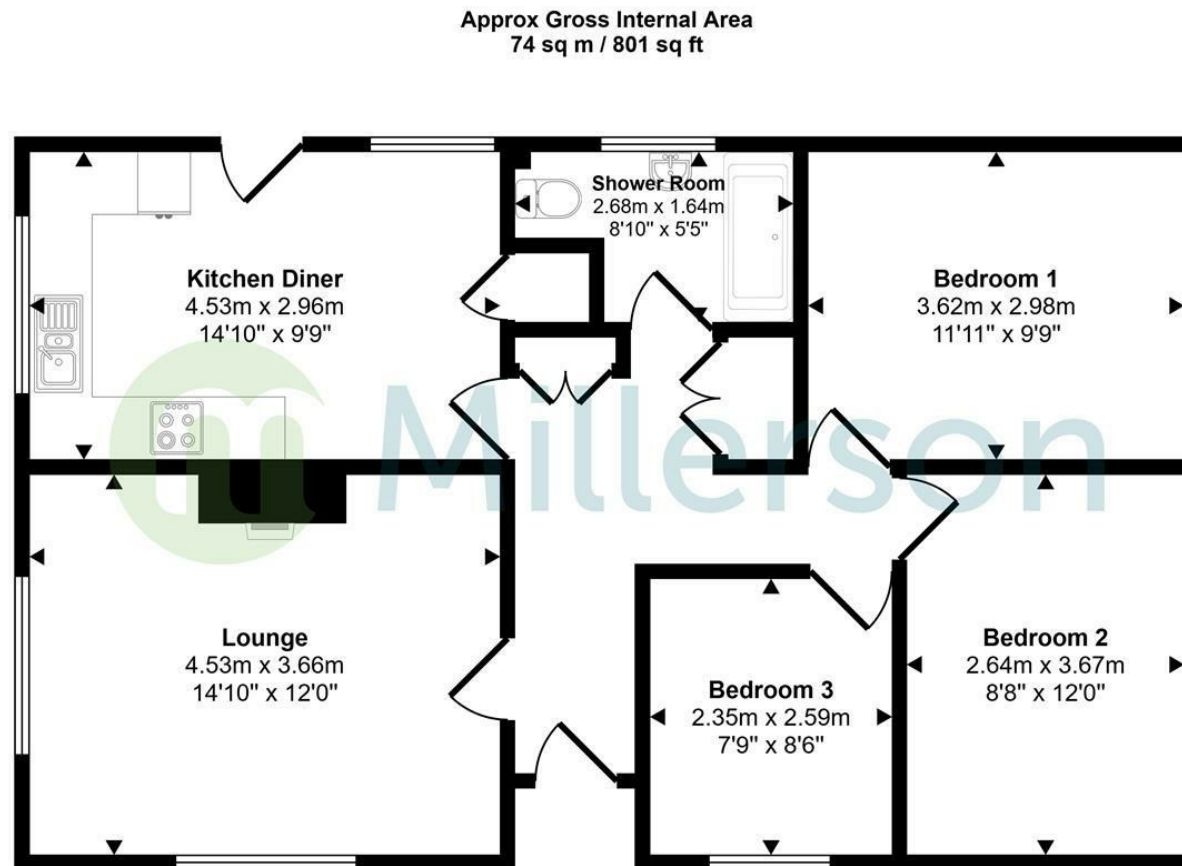
T: 01726 72289

www.millerson.com

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		