



Menacuddle Lane  
St. Austell  
PL25 5QN

Asking Price £310,000

- VERY WELL PRESENTED BUNGALOW
  - DELIGHTFUL LANDSCAPED GARDENS TO REAR
  - NO ONWARD CHAIN
  - LARGE LOUNGE/DINER
- STUDY/POSSIBLE BEDROOM THREE
  - TWO DOUBLE BEDROOMS
  - LARGE GARAGE
  - UTILITY ROOM
- VIEWS OUT OVER TOWN
- SCAN QR FOR MATERIAL INFORMATION

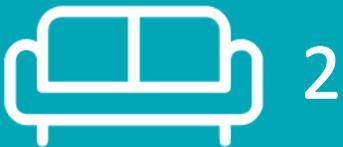


 Millerson  
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 882.00 sq ft



### PROPERTY

Smart Millerson Estate Agents are delighted to present this deceptively spacious and immaculately maintained elevated bungalow, occupying a prime position within one of the area's most sought-after residential locations. Enjoying attractive southerly views and set just a short and convenient walk from the town centre, the property combines a peaceful setting with excellent accessibility to local amenities.

The bungalow is offered in excellent decorative order throughout and benefits from a number of valuable enhancements, including solar panels and a recently replaced gas boiler, providing both energy efficiency and peace of mind. The well-proportioned and flexible accommodation is arranged to take full advantage of the setting and comprises a welcoming reception hall, a light-filled living room/diner ideal for both everyday living and entertaining, a useful study or occasional third bedroom, a well-appointed kitchen, a modern bathroom, and two generous double bedrooms.

Externally, the property is equally impressive. To the side is a garage/workshop offering excellent storage or hobby space, while to the rear lies a beautifully landscaped and thoughtfully designed garden. The garden is well stocked with mature shrubs and colourful flower beds and features a variety of patio areas perfect for outdoor dining and relaxation. Additional features include a greenhouse, a charming summerhouse, and two further sheds, creating a practical yet highly attractive outdoor environment. The garden has been designed to be easily maintained, making it ideal for those who appreciate a lovely outdoor space without the burden of intensive upkeep.

### LOCATION

The property is set in a popular and desirable quiet cul-du-sac, a short walk from the town centre of St Austell which offers an extensive range of retail shopping, local business, restaurants, sports facilities and multi screen cinema and local schools. There is also a mainline railway station and bus service providing great public transport links. The sandy beaches of Carlyon Bay, historic port of Charlestown and the Roseland Peninsula being only a short drive away. Educational facilities are also within reach with Poltair Academy and St Austell College both easily accessible by foot.

### COVERED ENTRANCE

Covered entrance hall with courtesy light, leading to the recently replaced composite front door and side screen leading into:

### ENTRANCE HALL

Panelled radiator, double cupboard with shelving, and wall mounted Worcester gas boiler ( Replaced 2022) with a 'Hive' remote System, access to insulated and boarded loft space.

### LOUNGE/DINER

21'10" x 11'11" (6.67m x 3.65m)

A lovely bright room large picture window with far reaching southerly views over the town towards the countryside, further double glazed windows to side and front, two panelled radiators, TV point, glazed French doors leading into:

### STUDY/BEDROOM THREE

9'0" x 7'11" (2.75m x 2.42m)

Another bright room with double glazed windows to front and side aspect, panelled radiator.

### KITCHEN

11'5" x 9'10" (3.49m x 3.01m)

An extensive kitchen with range of base units, with one and half bowl stainless steel sink unit with mixer taps, five ring gas hob, extractor hood double oven, double glazed window to side aspect, built in fridge and freezer, display cabinet, built in 'Blomberg' dishwasher, glazed door to:

### UTILITY ROOM

5'6" x 5'4" (1.69m x 1.64m)

Tiled floor, plumbing for washing machine, double glazed sliding doors to patio and door to:

### SEPERATE WC

5'3" x 2'5" (1.61m x 0.76m)

With close coupled WC, wash basin.

### BEDROOM ONE

11'10" x 11'5" (3.62m x 3.49m)

Double glazed window to rear and side aspect, panelled radiator, and built in bedroom furniture.



**BEDROOM TWO**

10'2" x 8'11" (3.10m x 2.72m)  
Double panelled radiator, double glazed window to rear and side aspect.

**BATHROOM**

8'11" x 5'5" (2.72m x 1.66m)  
Comprising panelled bath, pedestal wash basin, tiled walls, close coupled WC, shower cubicle, obscure double glazed window to side aspect.

**OUTSIDE**

To the front is a driveway providing parking and steps to either side leading to the lovely enclosed rear garden subdivided into a number of area, with a large patio area outside the utility room, outside tap, modern timber shed, and steps leading up to a further block shed, vegetable plot/wild garden, various fruit trees, pond, greenhouse, and summer house on the furthest patio with southerly views with barbeque area, ideal for alfresco dining.  
Timber garden shed 3m x 1.19m  
Greenhouse: 3m x 2.2m  
Summerhouse 2.72m x 1.79m

**GARAGE**

17'6" x 9'3" (5.35m x 2.84m)  
Power and light and electric operated door.

**MATERIAL INFORMATION**

Verified Material Information  
Council tax band: C  
Tenure: Freehold  
Property type: Bungalow  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: Yes  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains





Menacuddle Lane, St. Austell, PL25 5QN

Heating: Central heating  
Heating features: None  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great  
Parking: Garage, Driveway, and On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level access shower and Lateral living  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: B  
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.



## Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager

Lizzie Collins

01726 72236

[ecollins@millerson.com](mailto:ecollins@millerson.com)

## Contact Us

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

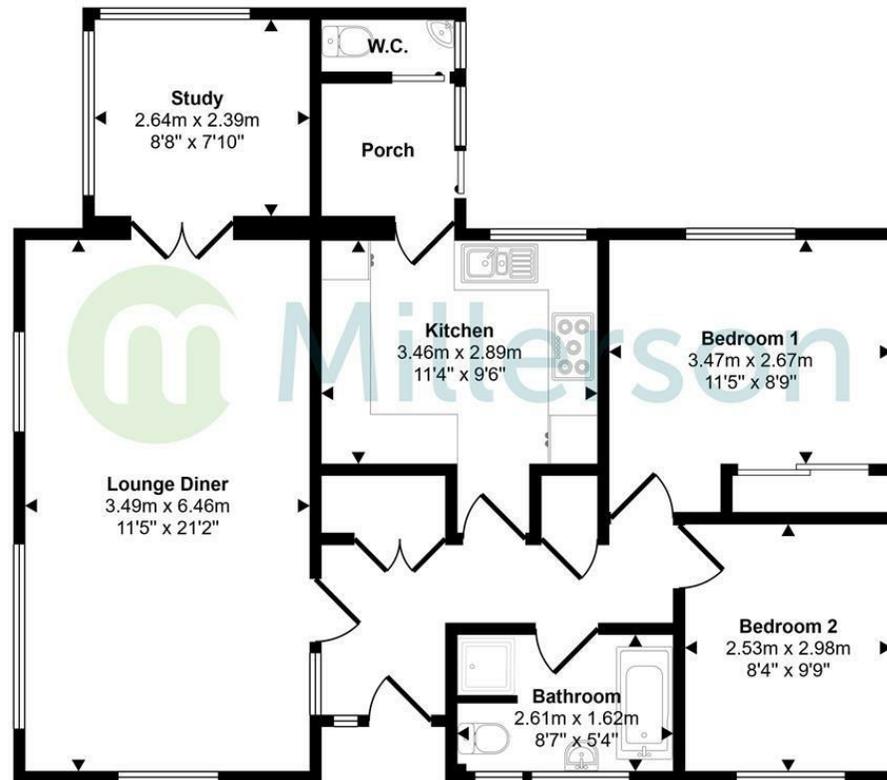
T: 01726 72289

[www.millerson.com](http://www.millerson.com)

Scan QR For Material Information



Approx Gross Internal Area  
78 sq m / 840 sq ft



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) <b>A</b>			
(81-91) <b>B</b>		81	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

