

St. Austell Close

Stafford, ST17 0EE



An attractive traditional semi-detached bungalow situation in a very sought-after area within easy walking distance of the local facilities at Bodmin Avenue. It occupies a lovely plot with a spacious drive leading to a garage along with good sized gardens.

NO UPWARD CHAIN

£270,000



John German 

The property enjoys an enviable position within walking distance of Bodmin Avenue, Co-Op, doctors' surgery, fish and chip shop, butchers, doctors and library.

Accommodation - Step inside the reception hall with a built-in cupboard. The kitchen has a range of units and worktops incorporating a stainless-steel sink and drainer plus a further built in cupboard.

The delightful lounge and dining area enjoys views over the rear garden and has a focal fireplace housing a log effect remote control fire. Double style French style doors open out to the patio.

There are two bedrooms, one of which is a double and has a front facing bay window, the second bedroom has an excellent range of wardrobes across one wall. These are served by the shower room with a shower, pedestal wash basin, WC, a built-in cupboard and a chrome vertical towel radiator.

Outside - There is an artificial grass front garden and established well stocked borders along with a spacious resin drive and a separate resin path. The good sized garage has a pedestrian side door. To the rear is a very spacious creta print patio area with established and well stocked borders, a dwarf height wall with a central opening to the generous sized mainly lawned garden with mature display borders and side path.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: The land registry refers to rights and covenants, a copy is available upon request. The sale is subject to grant of probate.

Property construction: Traditional

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26032026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 tsj
APPROVED CODE
TRADING STANDARDS UK

John German
5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR
01785 236600
stafford@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent