



Fuller-Tre Close

St. Austell

PL26 8JL

Guide Price £280,000

- NO ONWARD CHAIN
- EXPANSIVE LOUNGE
- OFF ROAD PARKING PLUS GARAGE
- SUBSTANTIAL LEVEL PLOT
- TWO WELL PROPORTIONED BEDROOMS
- PERFECT FAMILY HOME
- GREAT LINKS TO THE A30
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- MODERNISATION REQUIRED
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - C

Floor Area - sq ft



#### PROPERTY DESCRIPTION

Smart Millerson are delighted to present this deceptively spacious and highly versatile two-bedroom detached bungalow, perfectly positioned at the heart of a generous level plot within a sought-after residential estate. Exuding potential and charm, this property is offered to the market with no onward chain, providing an ideal opportunity for those eager to modernise and create a home tailored to their own tastes and lifestyle. Whether you are looking to downsize, invest, or embark on a renovation project, this home represents a rare find with endless possibilities.

Upon entering, you are welcomed by a bright and airy entrance hallway that sets the tone for the rest of the property. From here, doors open into a wonderfully spacious lounge and dining area, flooded with natural light and offering ample room for both relaxing and entertaining. The accommodation continues with two generously sized double bedrooms, each providing comfortable proportions and scope for personalisation. A well-laid-out kitchen offers the perfect foundation for culinary creativity, while the shower room and separate cloakroom add to the home's overall practicality and convenience.

Externally, the property is surrounded by beautifully mature gardens to both the front and rear, providing a leafy backdrop and a haven for nature lovers. The abundance of established shrubs, trees, and planting offers privacy and colour throughout the seasons, a true delight for those with green fingers. To the front, a gated driveway provides secure off-road parking and leads to a single garage, ensuring ample space for vehicles, storage, or even a workshop.

The property is connected to mains electricity, water, and drainage, with heating distributed via oil-fed radiators. It falls within Council Tax Band C.

#### LOCATION

The rural village of Roche enjoys a wide range of local amenities including a primary school, public house, church, convenience stores, post office and pharmacy and is only a short drive from St Austell. Roche gets its name from a twenty metre high granite outcrop to the east of the village where the ruins of a former chapel can still be found at the summit. There is excellent access to the surrounding areas including the A30 and the town of St Austell which offers a comprehensive range of shops, entertainment and sporting facilities including a leisure centre and bowling alley.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE HALLWAY

uPVC frosted double glazed door. Smoke alarm. Telephone point. Radiator. Skirting. Carpeted flooring.

#### LOUNGE

16'0" x 11'5" (4.88m x 3.50m)  
Double glazed window to the front aspect. Open fireplace. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM TWO

11'2" x 10'5" (3.41m x 3.18m)  
Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM ONE

11'8" x 10'6" (3.56m x 3.21m)  
Skimmed ceiling. Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### KITCHEN

10'11" x 9'3" (3.33m x 2.82m)  
Double glazed window to the rear aspect. Two built-in storage cupboards, one of which houses the hot water cylinder. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Sink basin with drainage boards either side. Space for an electric oven, fridge and freezer, washing machine and tumble dryer. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.

#### SHOWER ROOM

6'7" x 5'6" (2.01m x 1.69m)  
Extractor fan. Frosted double glazed window to the rear aspect. Splash-back tiling. Double cubicle housing an electric shower. Vanity was basin with mixer tap. Heated towel rail. Skirting. Vinyl flooring.

#### CLOAKROOM

Skimmed ceiling. Frosted double glazed window to the rear. W.C. Skirting. Vinyl flooring.

#### EXTERNALLY

#### GARAGE

Up and over metal door. Consumer unit. Door leading out onto the rear garden.

#### GARDEN

Externally, the property is surrounded by beautifully mature gardens to both the front and rear, providing a leafy backdrop and a haven for nature lovers. The abundance of established shrubs, trees, and planting offers privacy and colour throughout the seasons, a true delight for those with green fingers.

#### PARKING

To the front, a gated driveway provides secure off-road parking and leads to a single garage, ensuring ample space for vehicles, storage, or even a workshop.

#### SERVICES

The property is connected to mains electricity, water, and drainage, with heating distributed via oil-fed radiators. It falls within Council Tax Band C.

#### AGENTS NOTE

An EPC has been commissioned and will be made available on the advert as soon as it is received

#### MATERIAL INFORMATION



#### Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: Survey Instructed

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good

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

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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

Coal mining area: No

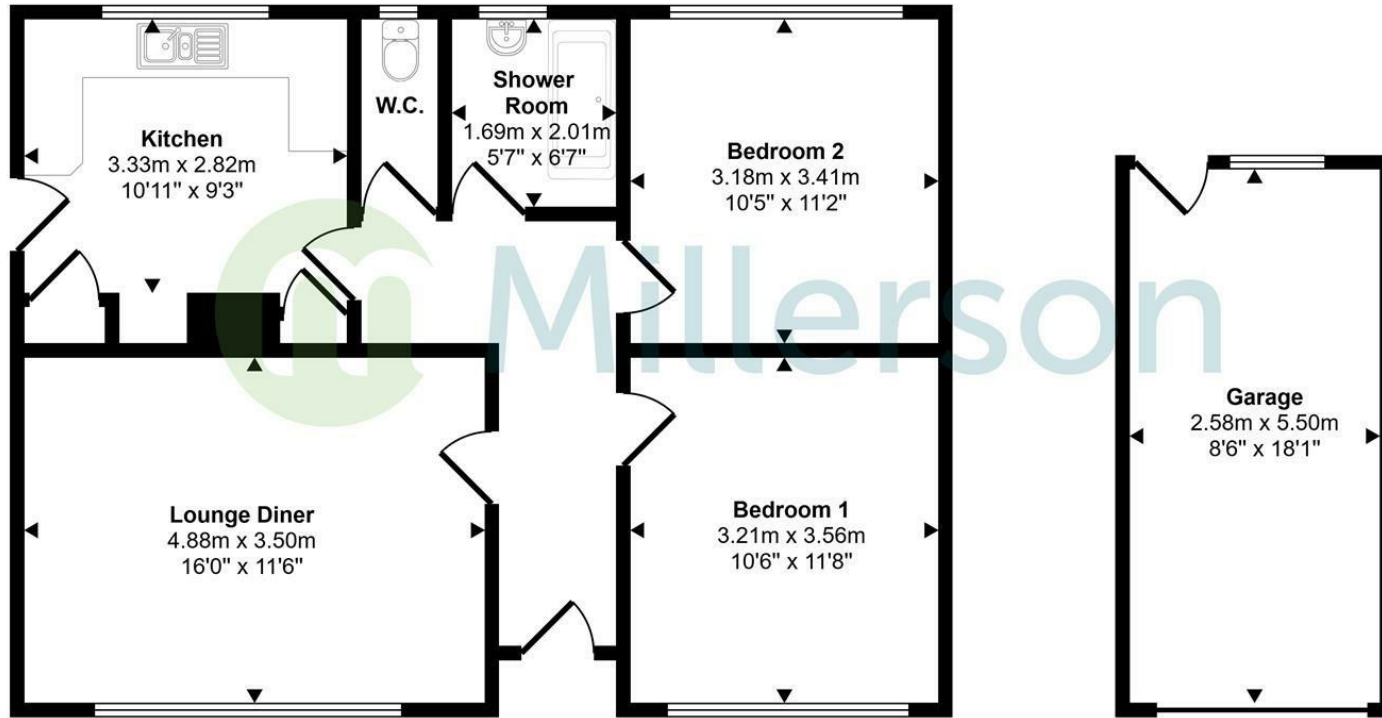
Non-coal mining area: No

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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.



Approx Gross Internal Area  
81 sq m / 868 sq ft



Floorplan  
Approx 66 sq m / 715 sq ft

Garage  
Approx 14 sq m / 153 sq ft

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>			
(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	

## 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

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