

Cormorant Drive

St. Austell

PL25 3BA

Guide Price £280,000

- NO ONWARD CHAIN
- THREE WELL PROPORTIONED BEDROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING + GARAGE
- MODERNISATION REQUIRED
- EXTREMELY POPULAR RESIDENTIAL LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
- DOUBLE GLAZING THROUGHOUT
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 753.47 sq ft



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## PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to bring to the market this well-presented, chain-free three-bedroom detached bungalow, occupying a desirable position within the popular Bird Sanctuary area of St Austell. Offering generous and versatile accommodation throughout, this appealing home presents an excellent opportunity for buyers seeking single-level living, with the added benefit of scope to update and personalise to suit individual tastes. Complemented by driveway parking, a single garage and well-maintained gardens, this property is perfectly suited to a variety of purchasers, including families, downsizers and those looking to enjoy a peaceful residential setting.

Stepping inside, the property is welcomed by a spacious entrance hallway which provides access to all principal rooms. The light and airy living room offers a comfortable space to relax and entertain, enjoying a pleasant outlook over the front of the property. To the rear, the kitchen/dining room provides ample worktop and cupboard space, together with plenty of room for a dining table, making it an ideal setting for everyday family life or hosting guests. A door from the kitchen leads directly into the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The bungalow offers three well-proportioned bedrooms, comprising two generous double bedrooms and a comfortable single bedroom, which could equally serve as a home office, nursery or hobby room. The accommodation is completed by a family bathroom.

Externally, the property continues to impress. To the front, a private driveway provides off-road parking for two vehicles and leads to the single garage, while the attractive front garden is laid mainly to lawn with mature shrubs and established planting adding colour and privacy. Gated access on both sides of the bungalow leads through to the enclosed rear garden, where a generous lawn creates an ideal space for children to play, gardening enthusiasts or simply enjoying the outdoors. A pathway leads to the rear gate, and the greenhouse provides further appeal for those with green fingers.

Further benefits include gas central heating, mains water, electricity and drainage. It also falls under 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

Frosted wooden door. Coving. Two built-in storage cupboards, one of which houses the gas boiler. Thermostat. Radiator. Telephone point. Plug socket. Skirting. Carpeted flooring.

### LOUNGE

Coving. Double glazed window to the front aspect. Fireplace. Radiator. Television point. Telephone point. Multiple plug sockets. Skirting. Carpeted flooring.

### KITCHEN/DINER

Coving. Recessed spotlights. Two double glazed windows to the rear aspect. A range of fitted wall and base storage cupboards and drawers. Integrated AEG oven and microwave. Four-ring AEG hob with extractor hood over. Splashback tiling. Vortex hot water cylinder. Stainless steel sink with drainer. Space for a fridge and freezer. Radiator. Multiple plug sockets. Skirting. Vinyl flooring. Door leading out to the rear garden.

### BEDROOM ONE

Coving. Double glazed window to the rear aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.



### BEDROOM TWO

Coving. Double glazed window to the front aspect. Built-in storage unit. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

### BATHROOM

Coving. Extractor fan. Frosted double glazed window to the rear aspect. Splashback tiling throughout. Electric shower over the bath. Shaver point. Wash basin with storage beneath. W.C. Radiator. Vinyl flooring.

### BEDROOM THREE

Coving. Double glazed window to the front aspect. Radiator. Telephone point. Multiple plug sockets. Skirting. Carpeted flooring.

### EXTERNALLY

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### SERVICES

Further benefits include gas central heating, mains water, electricity and drainage. It also falls under Council Tax Band C.

### MATERIAL INFORMATION

# Verified Material Information

## Costs and tenure





Cormorant Drive, St. Austell

Tenure: Freehold

Council tax band: C

EPC rating: D

## The building

Detached bungalow, standard construction

3 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

## Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing and open fire

Broadband: FTTC (Fibre to the Cabinet)

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

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

Not in a controlled parking zone

No disabled parking available

## Risks and restrictions

Not a listed building

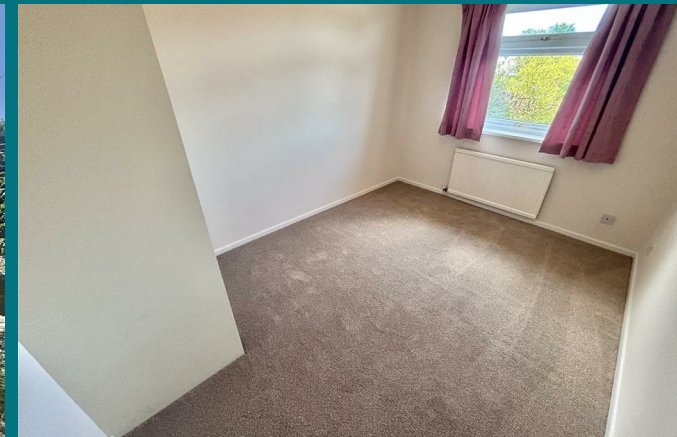
Not in a conservation area

No tree preservation order

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

T: 01726 72289

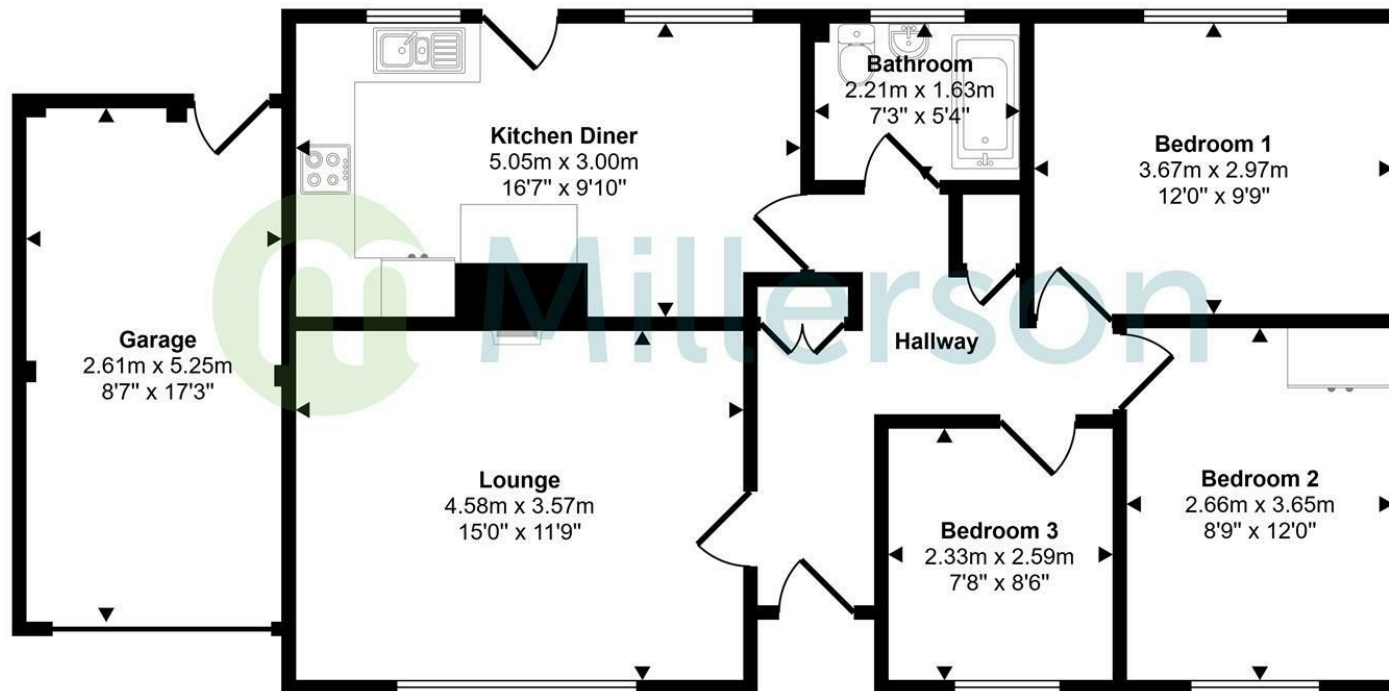
[www.millerson.com](http://www.millerson.com)

## Scan QR For Material Information



Scan  
me!

Approx Gross Internal Area  
89 sq m / 959 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) A                                 |         | 86                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 66      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |