Cargwyn
Penwithick
St. Austell
PL26 8TZ

Asking Price £240,000

- DETACHED BUNGALOW
- CORNER PLOT
- LARGE KITCHEN/DINER
- NO ONWARD CHAIN
- LIVING ROOM
- GARAGE
- MATURE GARDENS
- EDGE OF VILLAGE
- CONSERVATORY
- SCAN QR FOR MATERIAL INFORMATION

Millerson
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Tenure - Freehold

Council Tax Band - B

Floor Area - 871.00 sq ft

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PROPERTY

Smart Millerson Estate Agents are delighted to offer this three bedroom detached bungalow set on a good size corner plot with mature garden with a garage and driveway. Accommodation comprises, entrance hall, lounge, conservatory, kitchen/diner, three bedrooms and bathroom. Outside is a mature wrap around garden with lawn area, mature shrubs and tress. To the side is a detached garage and small drivewy to the front.

LOCATION

The village of Penwithick is located on the outskirts of St Austell enjoying both easy access into the surrounding countryside, combined with the benefit of the comprehensive facilities available in St Austell, just a few miles away. Penwithick itself offers takeaway shop and convenience store. Further afield lies the world renowned Eden Project and the stunning beaches of both the north and south coasts. St Austell offers a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

ENTRANCE HALL

Front door with side screen, night storage heater, cupboard with double sliding doors housing consumer unit, access to loft space, door to:

LIVING ROOM

14'8" x 11'6" (4.49m x 3.51m)
With large double glazed picture window to front aspect with some rural views, night storage heater, TV point.

KITCHEN/DINER

18'1" x 8'3" (5.53m x 2.54m)
Range of kitchen units with work tops, four ring electric hob, built in oven, extractor fan, space for fridge freezer, louvre doors to built in pantry cupboard, plumbing for washing machine, single drainer stainless steel sink unit with mixer taps, tiled splash back, double glazed window to rear aspect, various wall mounted units. Dining area with double glazed window to rear aspect, built in airing cupboard with insulated immersion tank, door to:

CONSERVATORY

9'0" x 6'5" (2.75m x 1.98m)
Double glazed to three sides, door to rear garden, tiled floor,

BEDROOM ONE

12'9" x 10'9" (3.90m x 3.28m)
Night storage heater, double glazed window to rear aspect.

BEDROOM TWO

8'11" x 8'11" (2.72m x 2.73m)
Night storage heater, double glazed window to front aspect.

BEDROOM THREE

9'8" x 8'0" (2.95m x 2.46m)
Double glazed window to rear aspect. built in wardrobe with sliding doors

BATHROOM

8'4" x 5'6" (2.56m x 1.69m)
With part tiled walls, two double glazed windows to front aspect, corner shower cubicle, vanity unit with inset basin, close coupled WC, ladder style heated towel rail.

GARAGE

17'3" x 8'5" (5.28m x 2.59m)
With electric shutter garage door, rear pedestrian door, power and light, window to rear aspect.

OUTSIDE

The bungalow sits on a lovely wrap around corner plot with mature shrubs and plants, lawn area, side garden which there is the possibility of creating further parking area. rear patio area, Greenhouse (3m x 6.5m) Garage and driveway.

DIRECTIONS

Proceed out of St Austell towards Par, and as you pass pinetum gardens, prepare to turn left up the St Austell ring road, proceed up all the way to the top, past Carnclaze and as you pass St Austell Print, prepare to turn right at the next roundabout and then proceed down to the next roundabout, turn left into Penwithick, turn next right and proceed down bearing first right almost to the very bottom of the estate and the bungalow will be found on the right hand side.

MATERIAL INFORMATION

Verified Material Information
Council tax band: B
Tenure: Freehold
Property type: Bungalow
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Room heaters only
Heating features: Night storage and Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Great, Vodafone - Good, Three - OK, EE - OK
Parking: Garage, Driveway, and Off 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: None
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: E

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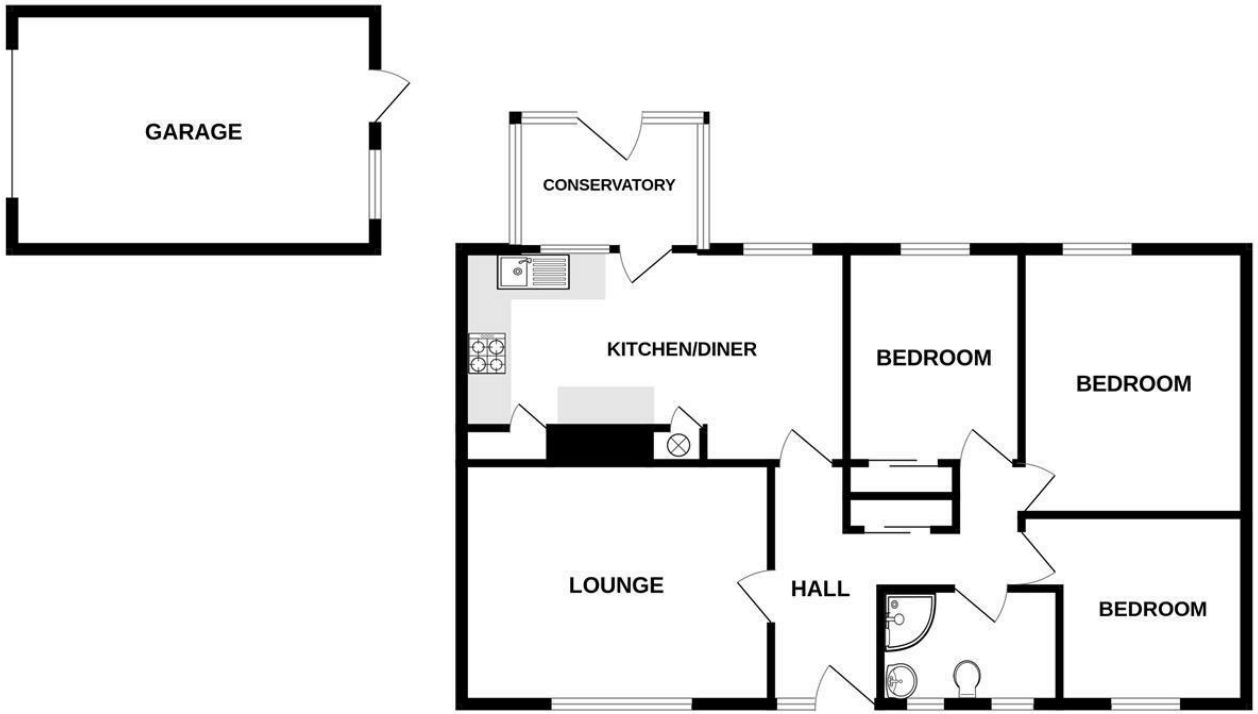
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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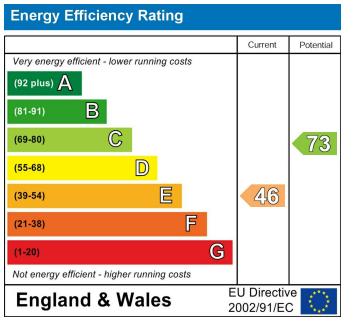

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Here To Help

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