



Menacuddle Lane  
St. Austell  
PL25 5QN

Asking Price £330,000

- 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

Millerson are delighted to offer this spacious two double bedroom elevated bungalow with lovely southerly views and set in mature landscaped rear gardens and garage workshop and set in a much sought after residential location a short walk from the town centre.

The property is offered in excellent order and with the benefit of solar panels, recently replaced gas boiler and the accommodation comprises reception hall, living room/diner, study/bedroom three, kitchen, bathroom and two double bedrooms.

Outside is there is a garage/workshop and to the rear is an well stocked landscaped garden with numerous patios, flower beds, greenhouse, summerhouse, and two further sheds and ideal for those who like a lovely garden without too much hard work.

### 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 6'5" (3.10m x 1.98m)

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 areas, 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

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



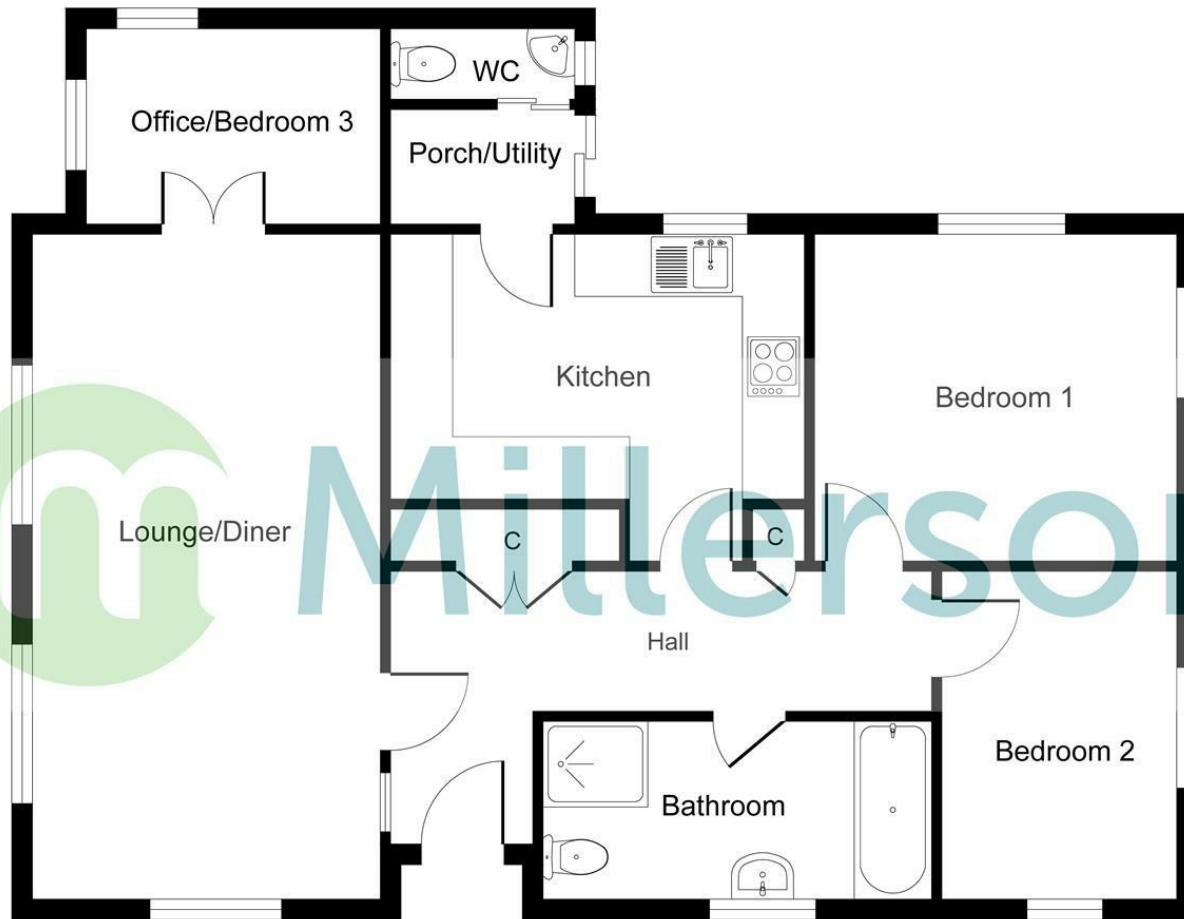


Menacuddle Lane, St. Austell, PL25 5QN

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  
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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.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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Please Speak to Our Lettings Area Manager  
 Lizzie Collins  
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[ecollins@millerson.com](mailto:ecollins@millerson.com)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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