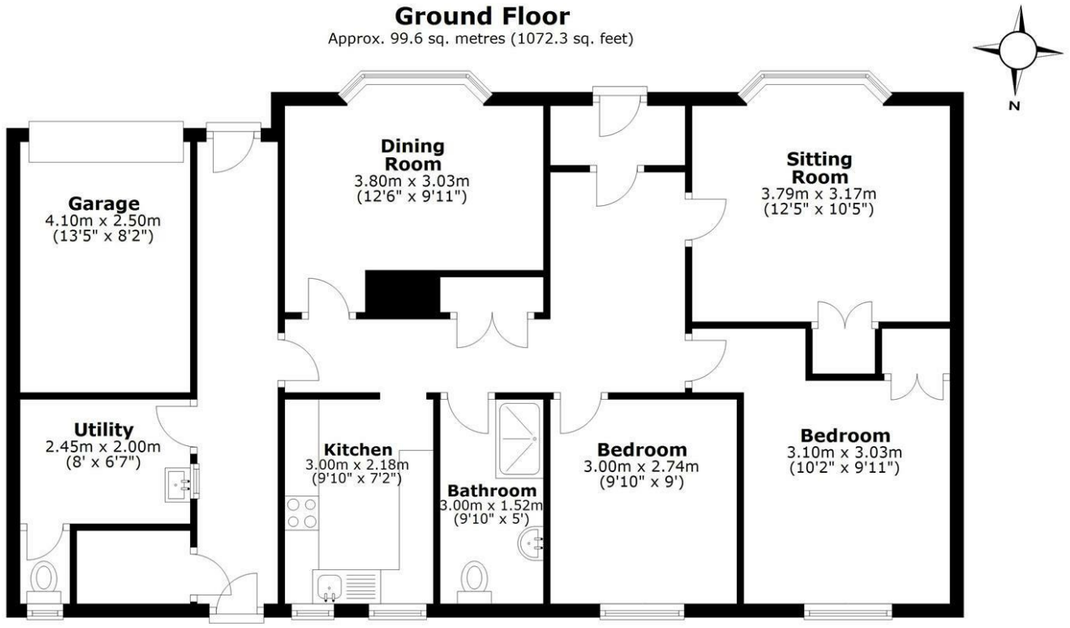
BETHEL ROAD, ST. AUSTELL



Total area: approx. 99.6 sq. metres (1072.3 sq. feet)

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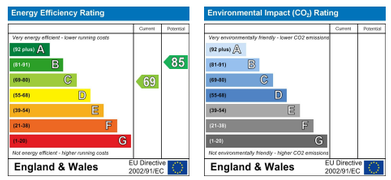
Plan produced using PlanUp.

17 Bethel Road, St Austell

Key Features

- Two Bedrooms
- Dining Room
- Shower Room
- Garage
- Parking For Two Cars
- Sitting Room
- Kitchen
- Utility Room
- Enclosed Garden
- No Chain

Energy performance rating



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17 BETHEL ROAD, ST. AUSTELL, PL25 3HA

DETACHED BUNGALOW

Occupying a generous sized plot within level walking distance of shops and amenities.
In need of general upgrading but offering huge potential.
Two double bedrooms. Sitting Room. Dining Room. Kitchen. Shower Room. Utility & Cloakroom.
Boiler Room. Single Garage. Double Glazing. Mains Gas Central Heating.
Enclosed Gardens. Parking For Two Cars. No Chain. EPC - C

Guide Price £235,000

GENERAL COMMENTS

17 Bethel Road is a spacious detached modern bungalow occupying a level plot in Bethel and within close proximity of excellent local amenities and within walking distance of Bethel Stores which also has a post office. The bungalow has been well cared for with modern additions including double glazing and mains gas central heating but is now in need of general modernisation. There is potential to extend the bungalow at the rear as has the neighbouring property. The accommodation included two double bedrooms, sitting room, kitchen, dining room and shower room. A driveway provides parking for two cars and there is a detached garage with utility and boiler room at the rear. The front garden has potential to create additional parking and there is a very private enclosed rear garden laid to lawn. The bungalow is being sold with no chain.

LOCATION

Located on the eastern side of St Austell and within walking distance of Bethel Stores. The Holmbush shopping complex is also close by with a Tesco supermarket, bakery and various takeaways. St Austell town centre is within 1 ½ miles and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles to the west.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE PORCH

Partly glazed entrance door. Door to:

ENTRANCE HALL

Loft access, radiator, airing cupboard with slatted shelves.

SITTING ROOM

12'5" x 10'4" (3.79 x 3.17)
Window overlooking the front garden with blind. Television point. Radiator.

KITCHEN

9'10" x 7'1" (3.00 x 2.18)
Base and eye level units. Worktops with tiled splashbacks and incorporating single stainless steel sink with double drainer. Space for fridge. Zanussi double oven with gas hob. Window overlooking the rear garden.

DINING ROOM

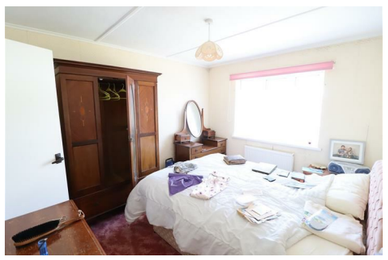
12'5" x 9'11" (3.80 x 3.03)
Window overlooking the front garden. Television and telephone points. Radiator.

BEDROOM ONE

10'2" x 9'11" (3.10 x 3.03)
Window overlooking the rear garden with blind. Built in wardrobes with storage cupboards above. Radiator.

BEDROOM TWO

9'10" x 8'11" (3.00 x 2.74)
Window overlooking the rear garden with blind. Radiator.



SHOWER ROOM

9'10" x 4'11" (3.00 x 1.52)
White suite with low level w.c, pedestal wash hand basin with tiled spashback and mirror fronted cabinet above, shower cubicle with fully tiled surround and electric shower, heated towel rail. Frosted window to rear.

UNDERCOVER PASSAGE

Leading from the front driveway to the rear garden. Doors into the utility room, boiler room, hallway and front and rear garden.

UTILITY ROOM AND W.C

8'0" x 6'6" (2.45 x 2.00)
Belfast sink, space and plumbing for washing machine, space for fridge/freezer. Door to W.C, window to rear.

BOILER ROOM

Worcester gas fired central heating boiler.

GARAGE

13'5" x 8'2" (4.10 x 2.50)
Metal up and over door. Light and power.

OUTSIDE

Double metal gates open into the tarmac driveway where there is parking for two cars. The front garden has been laid to gravel for ease of maintenance but could easily become additional parking if required. A path leads to the front door and around the side to the rear.

REAR GARDEN

The rear garden is enclosed within a wall and therefore very secure for children and pets. It is predominantly gently sloping lawn and a path runs along the rear of the bungalow. There is a garden shed.

SERVICES

Mains water, electricity, gas and drainage are connected.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From Truro proceed in an easterly direction along the A390 towards St Austell. Proceed through Holmbush passing the Holmbush Inn on the left and take the next left hand turning into Bucklers Lane. At the end of this road turn left and the bungalow will be found after a short distance on the right hand side.

DATA PROTECTION

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