

**9 LINGFIELD AVENUE, STICKER, PL26 7ET**  
**GUIDE PRICE £260,000**



A CHAIN FREE DETACHED BUNGALOW WITH TWO DOUBLE BEDROOMS, GARAGE AND OFF ROAD PARKING. FURTHER BENEFITS INCLUDE AN ESTABLISHED, SPACIOUS AND ENCLOSED REAR GARDEN, CONSERVATORY, UPVC DOUBLE GLAZING THROUGHOUT, MAINS GAS FIRED CENTRAL HEATING. THE PROPERTY OCCUPIES A CONVENIENT AND POPULAR SETTING WITHIN CLOSE PROXIMITY OF AMENITIES. AN EARLY VIEWING IS ADVISED TO APPRECIATE THIS WELL POSITIONED AND LEVEL DETACHED BUNGALOW. EPC - D



## Location:



Sticker is a popular village with shop, post office and local pub. There are local countryside walks and a village green playing field area. The recently regenerated St Austell town centre is situated approximately 3 miles away and offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with 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 10 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 12 miles from the property.

## Directions



From St Austell head out into Sticker. Come down the hill past the car park on the left hand side, heading up St Stephen Road, the road between the pub and the local convenience store. At the top of the hill where the road flattens, take the left hand turning into Lingfield Avenue. The property is located on the right hand side of the road. A board will be erected for convenience.

## Accommodation

All Measurements are Approximate:

Upvc double glazed stable door with upper obscure glazing allows external access into entrance hall.

## Entrance Hall

16'6" x 6'4" (5.03 x 1.94)



Doors off to Lounge, Kitchen, Shower Room, Bedrooms One and Two. Tiled flooring. Radiator. BT Telephone Point. Door opens to provide access to in-built storage offering hanging and shelved storage options.

## Bedroom Two

10'7" x 10'3" (3.25 x 3.13)



Upvc double glazed window to front elevation overlooking the enclosed, private and established front garden. Wood effect laminate flooring. Radiator.

**Bedroom One**  
10'3" x 10'6" (3.13 x 3.22)



Upvc double glazed door to rear elevation allowing access through to the conservatory with sealed glazed units to either side. Wood effect laminate flooring. Radiator.

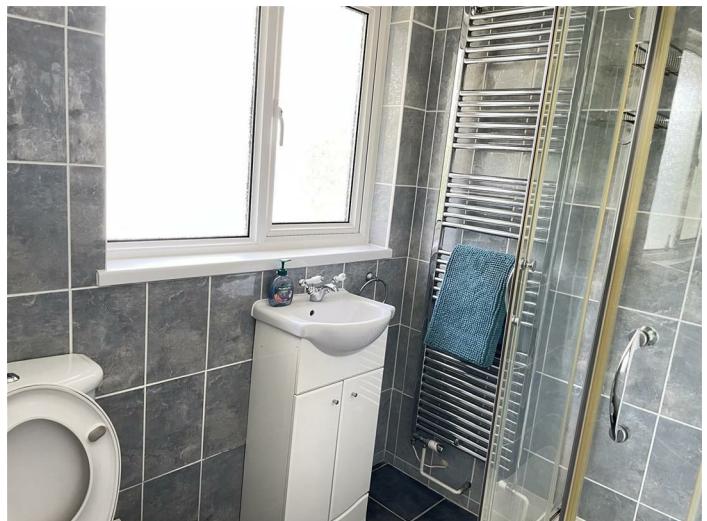


**Conservatory**  
9'6" x 9'10" (2.90 x 3.02)



Accessed directly off the principal bedroom with Upvc double glazed patio doors to side elevation allowing access to the patio to the rear of the property and in turn the enclosed and established rear garden. Low Level radiator. Tiled flooring. Polycarbonate roof. The remainder of the front, left and right elevations are in the form of sealed glazed units. The conservatory benefits from the addition of light and power.

**Shower Room**  
6'4" x 5'6" (1.94 x 1.69)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white shower suite comprising Low Level Flush WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit providing additional storage options below, fitted shower enclosure with sliding glass shower door and wall mounted shower. Large wall mounted heated towel rail. Fitted extractor fan. Tiled walls. Tiled flooring.

## Kitchen

13'3" x 9'4" (4.04 x 2.85)



Upvc double glazed door to rear elevation allowing access onto the rear patio and in turn leading out onto the enclosed rear garden. Upvc double glazed window to rear and side elevations. Matching wall and base kitchen units, roll top work surface, stainless steel sink with matching draining board and central mixer tap. Space for gas cooker. Space for washing machine. Space for fridge/freezer. Space for tumble dryer. Wall mounted mains gas fired central heating boiler. Tiled walls to water sensitive areas. Tile effect flooring. Textured ceiling. Loft access hatch. High level mains enclosed fuse box.



## Lounge

15'5" x 11'10" (4.72 x 3.61)



A well lit twin aspect room with Upvc double glazed windows to front and side elevations. Wood flooring. Low level radiator. Mains gas fire with tiled surround, tiled hearth and wooden mantle. Television aerial point.



## Outside



To the front left hand side a spacious tarmac drive provides off road parking for numerous vehicles and provides access to the garage. The boundaries are clearly defined. To the front of the property is an area laid to lawn with a number of established evergreen plants and shrubbery. A tarmac walkway flows across the front of the bungalow providing access to the front door.

The drive continues down the left hand side of the property providing access to the garage.

### Garage

16'0" x 8'3" (4.89 x 2.52)



With metal up and over garage door.



To the right hand side of the garage door is a secure wooden gate providing access through to the rear garden.

There is the option to create access via the right hand side of the bungalow although it is not currently used and would require some clearing.



Either accessed from the kitchen, conservatory or as previously mentioned side gate is the spacious well stocked and enclosed rear garden.

A paved patio flows directly off of the rear of the property linking the kitchen and conservatory, a delightful al fresco dining area.

The paved patio flows down the left hand side creating more space with an established pergola providing shielding from the elements to the left hand side. Steps then lead down to a spacious area of lawn with circular paved walkway providing access to a semi circular paved area to the rear.

The rear garden is well established with a number of evergreen plants and shrubbery. A major selling point for any keen gardeners. Behind the conservatory there is a pond with swing seat set to the side.

### COUNCIL TAX BAND: C

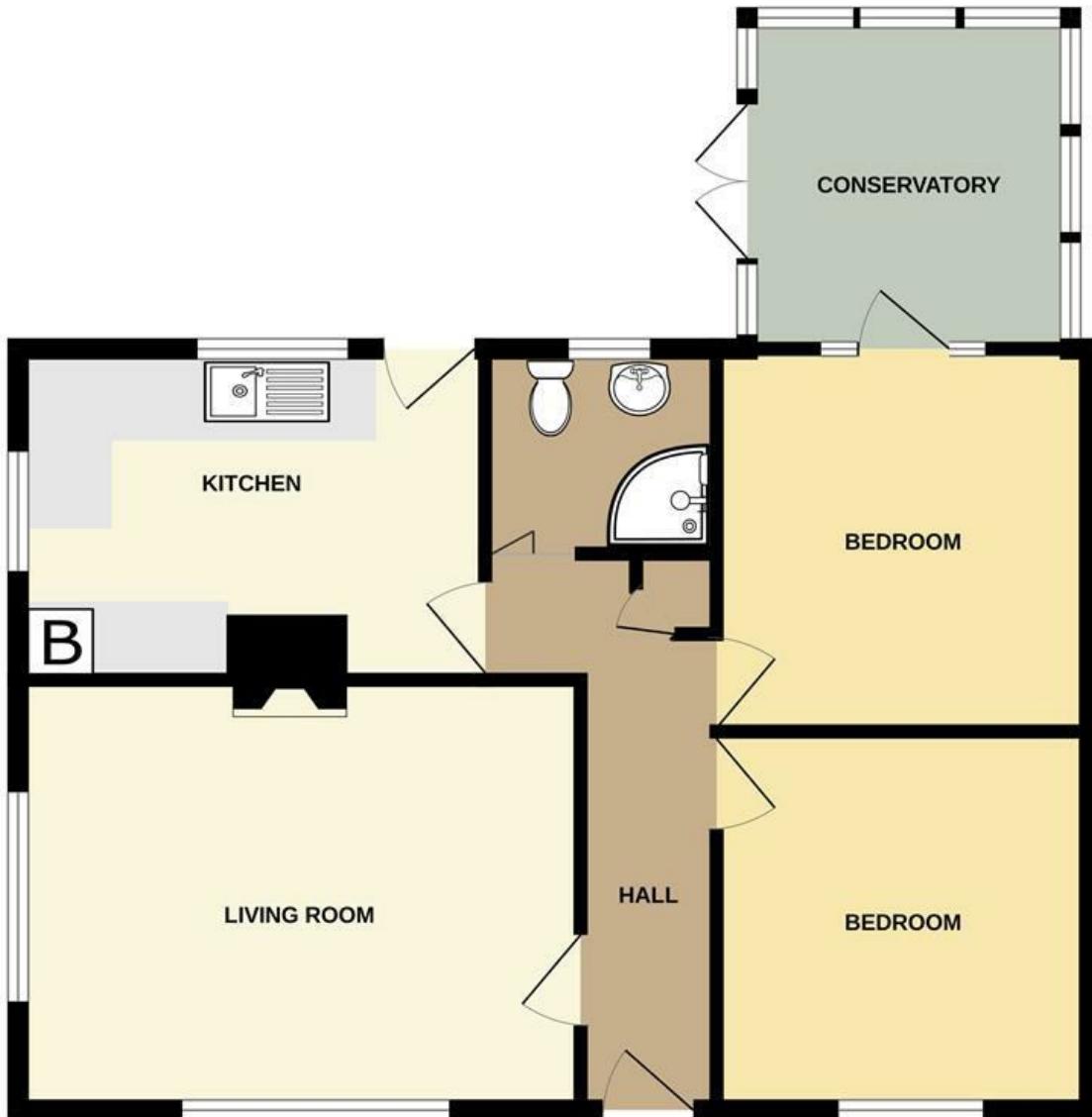
| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         | 82        |
| (81-91) B  |                         |           |
| (69-80) C  | 64                      |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                |                         |           |
| England & Wales  | EU Directive 2002/91/EC |           |





## 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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