

50 PENWITHICK PARK, ST. AUSTELL, PL26 8YU GUIDE PRICE £200,000



A WELL POSITIONED CHAIN FREE SEMI DETACHED BUNGALOW, BOASTING THREE BEDROOMS AND OFF ROAD PARKING TO THE FRONT. FURTHER BENEFITS INCLUDE A LOW MAINTENANCE PLOT WITH OIL FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING. THE PROPERTY BENEFITS FROM FAR REACHING COUNTRYSIDE VIEWS TO THE FRONT AND OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED BUNGALOW. EPC - E



Location:

Penwithick is a popular village offering a range of village amenities including local shop and sub post office, social club, fish and chip shop and a primary school and church at near by Treverbyn. St Austell town centre is situated approximately 3 miles away and offers a wide 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 17 miles from the property.

Directions:

Upon entering Penwithick from St Austell, pass the village shop on your left hand side. Turn onto Hallaze Road on your right hand side. Proceed down the hill and turn right onto Penwithick Park. Take the second right hand turn, Proceed straight on where number 50 is located in front of you with off road parking to the front.

The Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed door with upper leaded stain glass detailing allows external access into:

Entrance Hall:

15'5" x 13'11" at max (4.71m x 4.25m at max)



(L shape)

Wood effect vinyl flooring. Doors off to bedrooms, shower room, kitchen and lounge. Textured ceiling. Radiator. Telephone point. Loft access hatch.

Bedroom Three:

8'6" x 8'0" (2.61m x 2.44m)



Upvc double glazed window to front elevation affording delightful views over open countryside stretching for miles in the distance. Carpeted flooring. Radiator. Textured ceiling.

Shower:

8'8" x 6'7" (2.65m x 2.01m)



Two Upvc double glazed windows to side elevation, both with obscure glazing. Updated white shower suite comprising low level flush WC, ceramic hand wash basin with central mixer tap and large fitted shower enclosure with wall mounted shower. Tiled walls. Tiled flooring. Radiator. Wall mounted electric heater. Electric plug in shaver point. Polystyrene tiled ceiling. Fitted extractor fan.

Kitchen:

12'3" x 11'10" (3.74m x 3.62m)



Upvc double glazed window to rear elevation overlooking the enclosed low maintenance rear garden. Matching wall and base wood kitchen units. Roll top work surfaces. Stainless steel one and a half bowl sink with matching draining board and central mixer tap. Continuation of wood effect vinyl flooring. Polystyrene tiled ceiling. Fitted electric oven. Four ring buttonless hob with fitted extractor hood above. Space for additional kitchen appliances. Radiator. Door opens to provide access to the boiler cupboard housing the Worcester Greenstar boiler with further slatted storage facilities. Additional door opens to provide access to another useful storage void. Tiled walls to water sensitive areas.

**Bedroom Two:**

12'3" x 8'8" (3.75m x 2.65m)



Upvc double glazed window to rear elevation overlooking the low maintenance garden. Carpeted flooring. Radiator. Polystyrene tiled ceiling.

Bedroom One:

15'7" x 8'8" (4.75m x 2.65m)



Upvc double glazed window to rear elevation.

Carpeted flooring. Radiator. Fitted bedroom furniture offering wardrobes and high level storage facilities.



Lounge:

17'9" x 12'1" (5.42m x 3.70m)



Upvc double glazed window to front elevation offering far reaching views in the distance. Updated carpeted flooring. Two radiators. Television aerial point. Textured ceiling. This room would comfortably house a dining table if a lounge diner is required.



The parking for the property is clearly numbered and located directly to the front of the property and offers parking for two vehicles (tandem). To the right hand side a shared walkway provides access to a wooden gate providing an access point for the front garden. Concrete steps lead to the front door which meanders through a number of planting beds. Agents note - the gateway that leads to the adjoining property is redundant - this was previously installed to allow access for neighbouring friends. Interested parties are assured there is no right of way over this garden/plot.



Agents Note:



To the top section of the garden, there is an open patio area designed to take in the delightful elevated views. To the left hand side there is access to the rear garden. Slabbed storage area to left hand side of side walkway and outdoor tap. The rear garden is predominantly laid to lawn and also houses the bungalow's oil tank. Further wooden shed to the left hand side.

The redundant oil tank located directly behind the property has been utilised for rain water run off harvesting. The boundaries are clearly defined with wood fencing.

Council Tax: B

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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