

LOT  
**101**

2 Carn Bargus, Whitemoor, Nanpean, St. Austell, Cornwall PL26 7XF

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A well-presented two bedroom semi-detached property having the benefit of front and rear gardens, conservatory and parking. The property is likely to appeal to both residential lettings investors and owner/occupiers in this popular rural village being readily commutable to the neighbouring villages of Roche, St Dennis and St Austell town centre.

### Situated

Whitemoor is a rural village situated between the larger villages of Roche and St Dennis both offering a range of shopping, leisure and educational facilities, with further facilities and amenities, along with a mainline railway station available at St Austell circa 5 miles.

### Ground Floor

Entrance hall, cloakroom, kitchen, living room and conservatory.

### First Floor

Two double bedrooms and a family bathroom.

### Outside

Low maintenance front and rear gardens and parking space.

### Viewings

Strictly by prior appointment with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions.

### EPC Rating

D

### Council Tax Band

B

