

LOT
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29 Lingfield Avenue, Sticker, St. Austell, Cornwall PL26 7ET

GUIDE PRICE **£365,000+***

VACANT RESIDENTIAL

Description

A four bedroom, two reception roomed detached dormer bungalow presented to a high standard throughout, enjoying a cul-de-sac location adjacent to open countryside and having the benefit of an attached garage, garden room, store and landscaped gardens with glass balconied patio seating area.

Situated

The highly regarded village of Sticker is set on the edge of the Roseland Peninsular, with a local shop/sub post office, hairdressing salon and public house, with further facilities and amenities available in St Austell including a mainline railway station.

Ground Floor

Entrance porch, hallway, lounge, dining room, kitchen/breakfast room and bathroom.

First Floor

Landing, four bedrooms and shower room.

Outside

Attached garage, garden room and store, landscaped gardens with balconied patio seating area and on drive parking for several vehicles.

Viewings

Strictly by prior appointment with Stratton Creber Padstow 01841 532230. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D

Council Tax Band

D



Note

We understand that spray foam insulation has previously been applied to the roof and that the removal of the foam is scheduled for removal on the 9th October 2024. All timbers will be checked and treated where appropriate and certification issued to confirm the works carried out.

