



Description

A three bedroom semi-detached bungalow enjoying a rural location and a good sized plot with on drive parking and a range of useful outbuildings. The property offers tremendous potential for further improvement works, with perhaps scope for extension and/or further development within the curtilage of the property, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department. Copies of the concrete screening test and mining search will be made available within the legal pack.

Situated

Accessed over a shared unmade lane between Porcupine Lane and Penpillick, the property is within easy reach of St Blazey, Par and Tywardreath offering an excellent range of shopping, educational and leisure facilities, along with a sandy beach and rural walks. The property is readily commutable to the A38/ A30 road networks, with mainline railway stations at nearby St Austell and Par.

Ground Floor

Entrance hall, kitchen, sitting room, three bedrooms and bathroom.

Outside

On drive parking, good sized gardens requiring formalisation and a range of useful outbuildings.

Viewings

Strictly by prior appointment with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions 01395 275691.

Directional Note

From the A390 turn into Porcupine Lane, past driving lane on your right then take the next



turning left on to an unmade lane. Follow the lane around to the right, then as the lane turns left the entrance to Charwyn can be found immediately to your right. Please note that this is an unmade lane and may not be suitable for all vehicles.

EPC Rating

F

Council Tax Band

C