



Bodmin Office  
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## Hallaze Road, Penwithick

A modern two double bedroom semi-detached home in a village location offering a deceptively spacious accommodation layout. Also benefits from low maintenance gardens, allocated parking space and a downstairs WC. Early viewing recommended.

\*Kitchen diner \*Lounge \*Downstairs WC \*Two generous double bedrooms \*Upstairs bathroom  
\*Front and rear gardens \*Allocated parking space  
\*Double glazing \*Village location

**Price: £187,500**



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**7b Hallaze Road, Penwithick, St Austell, PL26 8UT.**

Approached by a footpath which runs through the front garden. A storm porch is found over the front door which opens into the kitchen diner. To the left of the storm porch a door opens to reveal a useful outside storage space.

**Kitchen diner 13ft6 x 10ft3** window to the front elevation overlooking front garden, floor-based units comprising cupboards and drawers with worksurfaces over. Built in electric oven and grill, integrated four ring electric hob, inset sink and drainer with mixer tap, space for washing machine and fridge freezer, vinyl flooring, matching wall mounted storage units. Door to lounge.



**Rear lobby** door with obscured glass insert opens to the rear garden. Vinyl flooring, a door opens to downstairs WC.



**Downstairs WC** vinyl flooring, electric panel heater, obscured window to the side elevation, close coupled WC, wall mounted wash basin.



**Lounge 14ft6 x 13ft5** modern electric panel heater, window to the rear elevation overlooking garden, television and telephone points, staircase with timber balustrade rises to the first-floor landing, door opens to rear lobby.

**First floor landing** doors open to bedrooms and bathroom.

**Bedroom one 13ft5 max x 10ft3 max** window to the front elevation overlooking the garden. Electric panel heater; a very generous double bedroom.



**Bedroom two 13ft5 max 9ft3 max (L-shaped)** window to the rear elevation overlooking the garden, electric panel heater, loft access hatch.



**Bathroom** obscured glass window to side elevation, vinyl flooring, tiled walls, modern white suite comprising panel bath, close couple WC, and pedestal wash basin, wall mounted electric shower.



**EPC BAND: D**  
**COUNCIL TAX: B**

**Outside** both the front and rear gardens are laid to a low maintenance design. A side pathway runs from the front garden to access the rear garden. The rear garden is laid with gravel and has borders containing a profusion of plants and shrubs. A timber gate to the rear opens to a shared pathway which leads to the allocated parking space and also communal visitor parking spaces.





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