

MAY WHETTER & GROSE

24 EDINBURGH CLOSE, CARLYON BAY, PL25 3PN

GUIDE PRICE £275,000



**** VIDEO TOUR AVAILABLE ****

SET WITHIN A QUIET CUL-DE-SAC LOCATION IN THE MUCH SOUGHT AFTER COASTAL AREA OF CARLYON BAY IS THIS WELL PRESENTED TWO DOUBLE BEDROOM WITH EN-SUITE LINK DETACHED FAMILY HOME WHICH OFFERS A LOUNGE/DINER, MODERN FITTED KITCHEN, BATHROOM WITH BRICK PAVED DRIVEWAY AND GARAGE AND WELL KEPT GARDENS TO THE FRONT AND REAR. CONVENIENTLY LOCATED FOR THE COASTAL FOOTPATH, GOLF COURSE, SPA HOTEL, LOCAL AMENITIES, PRIMARY AND SECONDARY SCHOOLING ARE ALSO CLOSE BY. A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITION. EPC - D



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Scenery shot of local area

Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, Edie's restaurant and a 4* hotel with two restaurants, and Chinese restaurants. Charlestown is a popular Georgian harbour side village, is a approximately one mile and can also be reached by the coastal footpath almost opposite the property, and is situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers, The Eagle Has Landed and Poldark, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses.

Directions:



Scenery shot of local area

From St Austell head on on the A390 towards

Holmbush, at the traffic lights turn right and head under the railway bridge onto Beach Road. Past Charlestown School on your left hand side and past Sea Road and Chatsworth Road on your right, head down and past the complex of restaurants taking the next turning left into Edinburgh Close. Follow the road down to the end, at the bottom bear around to the left and the property will be situated on the right hand side. For reference the property is numbered and has blue shutters to the front kitchen window.

Please note the property backs onto a mainline railway.

From the driveway the obscure Upvc part glazed panel door opens into entrance hallway.

Entrance Hall:



Finished with a bright white wall surround and light strip wood effect floor covering that continues through the main hallway, kitchen and living area and through into the bedrooms. Six panel wood door into integral garage. Door into storage cloak cupboard with additional airing cupboard to the side with shelving and radiator. Wood glazed panel door into kitchen.

Kitchen:

9'3" x 9'4" (2.84m x 2.86m)



(maximum measurement over work surface)

Located to the front is this beautifully modern restyled kitchen. Beautifully appointed with a light grey coloured range of wall and base units complemented with a light stone granite effect roll top laminated work surface with matching splash back. Incorporating four ring Zanussi electric hob with stainless steel splash back and extractor over plus integrated oven and one a half bowl sink and drainer with mixer tap. Space below for slim line dishwasher. Integrated fridge. Enjoying a sunny aspect throughout the day and into the evening from a large double glazed window with fitted blinds and display sill enjoying an outlook over the front garden area. Door into main living space.

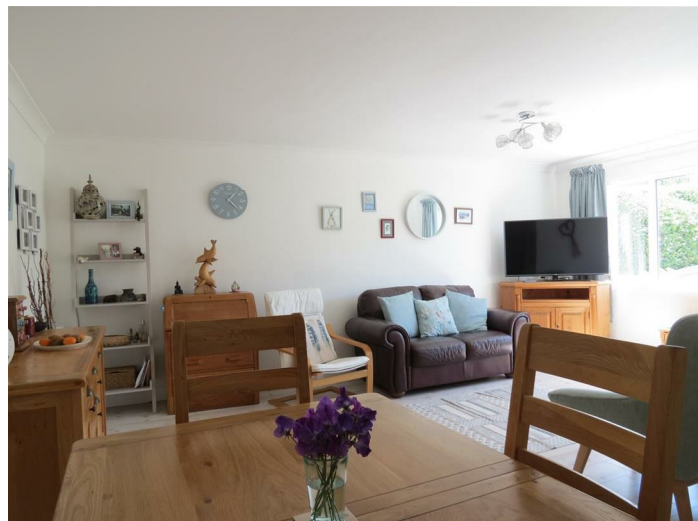
Main Living Area:

17'3" x 18'4" (5.27m x 5.60m)



(maximum measurement please note L Shaped)

Also offering a similar outlook over the garden from a large double glazed window with pull back vertical blinds. Finished with a bright white wall surround and two wall mounted radiators. The main living space is accessed by a wood glazed with obscure glazed side panels.



Inner Hallway:



The inner hallway continues through with access to the loft. LED spotlighting. Radiator. Further six panel doors into both bedrooms and the remodelled bathroom.

Bedroom:

8'5" x 11'10" (2.57m x 3.63m)



Located to the rear. Enjoying an outlook over the garden from a large double glazed window. Wall mounted radiator. Door into built in wardrobe storage with shelf above.



Bathroom:

8'7" x 5'3" widening into double size shower 5'2" (2.62m x 1.61m widening into double size shower 1.5)



Beautifully appointed with a white suite of low level WC, hand basin set onto a white gloss vanity storage unit with large wall mounted mirror above, panelled bath with mixer tap and shower head attachment plus sliding glazed doors into double sized shower cubicle with rain effect shower head and separate attachment. Finished with a two tone tiled wall surround. Obscure double glazed window with fitted roller blind. Recess spotlights.



En-Suite.



Bedroom:

12'11" x 11'10" (3.94m x 3.63m)



Also enjoying an outlook over the rear garden from a double glazed window with radiator beneath. Recess LED lighting. Door into en-suite

With low level WC and hand basin set onto a white gloss vanity and hidden cistern storage beneath. Colourful tiled splash back. Radiator beneath a double glazed window with roller blind. Recess spotlight. Extractor.

From the hallway door into integral garage.

Integral Garage:

8'8" x 16'0" (2.65m x 4.90m)

This versatile additional space is ideal for storage but could also be converted into additional living space if required subject to the relevant consents. Power and light. Electric up and over door with additional high level storage above. Gas and electric meters. To the rear the Worcester gas boiler. Plumbing and space for further white appliances. Upvc door with pathway leading out onto rear garden.

Outside:



To the front is a brick paved driveway and an attractive front garden area offering an array of plants and low level trees with central lawn, which enjoys a great deal of sun during the day and into the evening.





The rear garden is enclosed by a high mature hedging surround and planted borders with an area of open lawn and paved areas which offers a good degree of privacy.

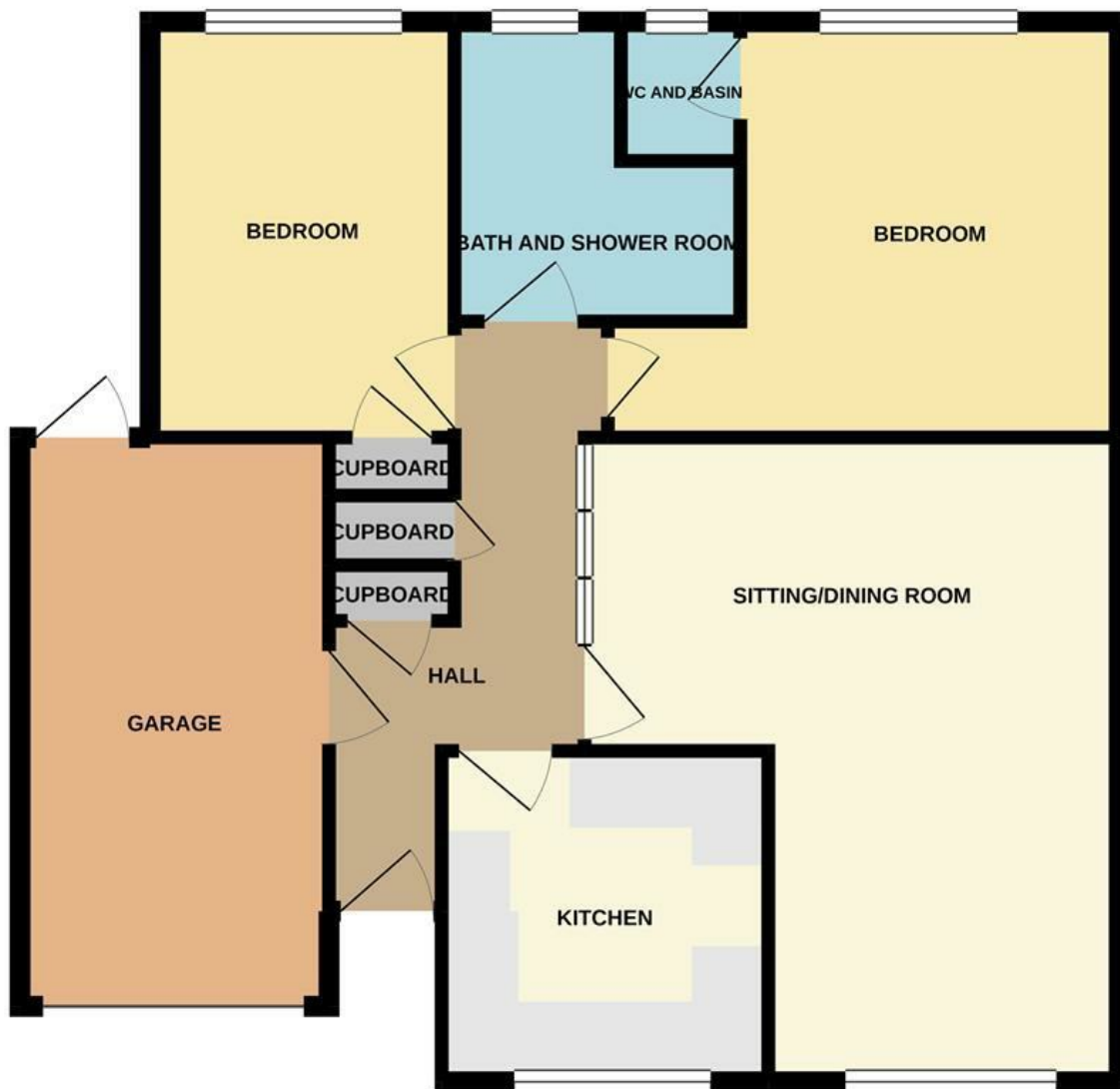


Council Tax - D

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

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

GROUND FLOOR 853 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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