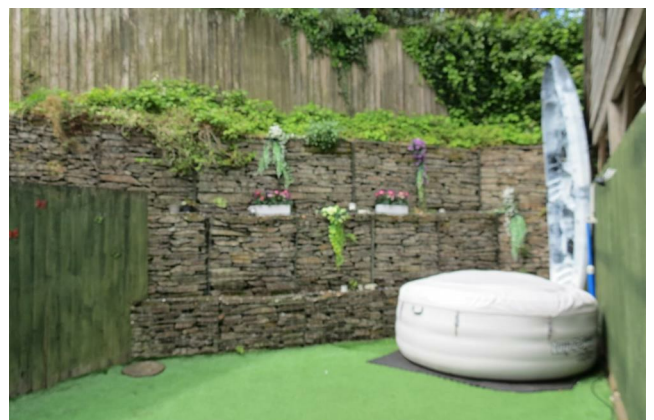


MAY WHETTER & GROSE

11 LOVERING ROAD, ST. AUSTELL, PL25 3QH
GUIDE PRICE £210,000



A WELL PRESENTED, CHAIN FREE SEMI DETACHED HOUSE WITH THREE DOUBLE BEDROOMS, SET OVER THREE STOREYS WITH EN-SUITE TO PRINCIPLE BEDROOM. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD LOCATION WITH FINE ELEVATED VIEWS TOWARDS ST AUSTELL BAY IN THE DISTANCE. FURTHER BENEFITS INCLUDE OFF ROAD PARKING, CONSERVATORY, LOW MAINTENANCE GROUNDS, UPVC DOUBLE GLAZING THROUGHOUT AND GAS FIRED CENTRAL HEATING. A VIEWING IS ADVISED TO FULLY APPRECIATE THIS QUIET AND CONVENIENT SETTING. EPC - C



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: (01726) 73501
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Within walking distance of the property is a Post Office, butchers and a convenience store. St Austell town centre is situated approximately 1 miles away and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property

Directions:

From St Austell town, head up Slades Road to the traffic light opposite the post office on the corner, take the right hand turning onto Carclaze Road. Follow the road along to the roundabout past the old Carclaze School on your left hand side. at the mini roundabout head straight across and continue until you see Lovering Road signposted on your left. Take this turning and proceed into the no through road where the property is located on the right hand side of the road.

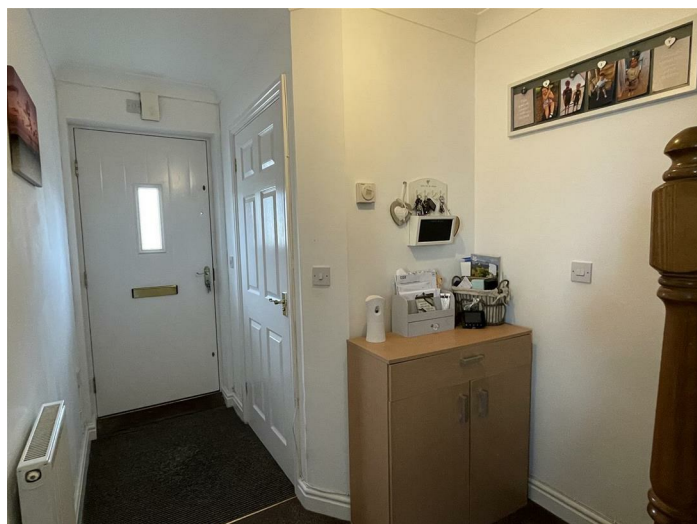
Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Front door with inset patterned obscure glass and inset spy hole allows external access into entrance hall.

Entrance Hall:

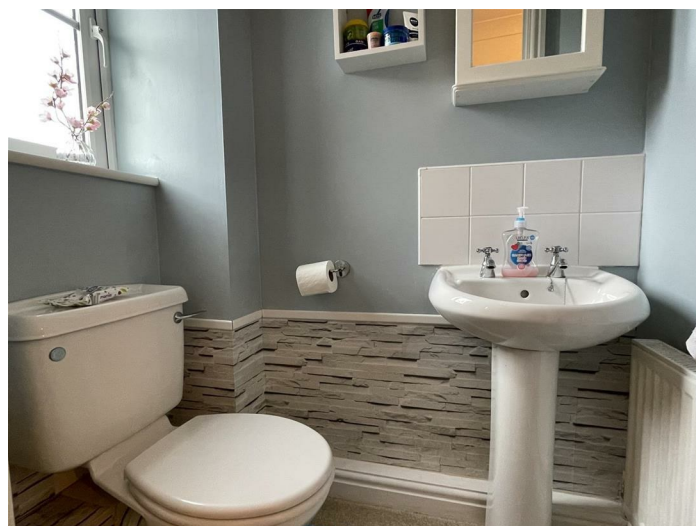
18'4" x 6'3" (5.60m x 1.92m)



(maximum measurement including stair recess)
Door through to dining area. Stairs to first floor.
Carpeted flooring. Door to WC. Wall mounted radiator. Textured ceiling. Wall mounted thermostatic controls. BT OpenReach telephone point.

WC:

4'9" x 2'9" (1.46m x 0.85m)



Upvc double glazed window to front elevation with patterned obscure glass. Matching two piece white WC suite comprising low level flush WC and pedestal hand wash basin. Tiled walls to water sensitive areas. Carpeted flooring. Wall mounted radiator. Textured ceiling.

Dining Room:

7'7" x 9'10" (2.32m x 3.02m)



Upvc double glazed window to side elevation providing natural light. Wood effect laminate flooring. Radiator. Door allowing access to under stairs storage void. Space for dining table. Opening through to kitchen. Opening through to lounge. Textured ceiling.

Kitchen:

9'6" x 6'6" (2.92m x 2.00m)



Beautifully flowing off the dining room the kitchen has Upvc double glazed window to front elevation providing natural light. Matching wall and base kitchen units finished in cream. Roll top work surface incorporating breakfast bar. Stainless steel sink with matching draining board and central mixer tap. Fitted four ring mains gas hob with electric oven below and fitted extractor above. Tiled walls to water sensitive areas. Space for upright fridge freezer. Space for washing machine. The gas fired central heating boiler is concealed within one of the kitchen wall units. Textured ceiling. Tile effect vinyl flooring.

Lounge:

13'3" x 13'3" (4.05m x 4.05m)



Beautifully flowing off the dining area. With two Upvc double glazed doors to rear elevation overlooking the conservatory to the rear of the property and providing tremendous natural light. Focal mains gas fire set within decorative fireplace with decorative wood surround and marble effect backing with matching hearth. Textured ceiling. Wood effect vinyl flooring. Wall mounted radiator. Television aerial point. Telephone point.

**Conservatory:**

12'2" x 9'6" (3.71m x 2.91m)



A generous conservatory with Upvc double glazed sliding patio doors to rear elevation with full length sealed units to right and left hand side. High level windows to right and left elevations with obscure glass. The conservatory benefits from a glazed roof. Tiled flooring. Light and power.

First Floor Landing:

9'8" x 6'5" (2.96m x 1.98m)

Doors off to double bedrooms two, three and family bathroom. Stairs to second floor. Carpeted flooring. Wall mounted radiator. Textured ceiling.

Bedroom Three:

13'3" x 11'0" (4.04m x 3.36m)

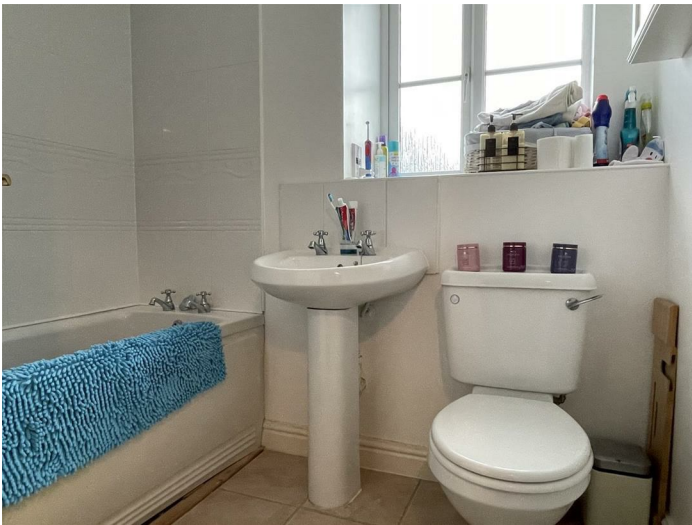


(maximum measurement)

A generous double bedroom room with two Upvc double glazed windows to rear elevation providing tremendous natural light. Two wall mounted radiators. Carpeted flooring. Textured ceiling.

Family Bathroom:

6'9" x 5'6" (2.07m x 1.69m)



Upvc double glazed window to side elevation with patterned obscure glass providing natural light. Matching three piece white bathroom suite comprising low level flush WC, pedestal hand wash basin and panel enclosed bath. Tile effect vinyl flooring. Tiled walls to water sensitive areas. Fitted extractor fan. Textured ceiling. Electric plug in shaver point. Wall mounted radiator.

Bedroom Two:

13'3" x 12'5" (4.06m x 3.81m)



A generous double bedroom with two Upvc double glazed windows to front elevation providing tremendous natural light and offering breath taking views over St Austell Bay in the distance to the right hand side taking into account the Gribbin. Two radiators. Carpeted flooring. Textured ceiling.

From the first floor landing stairs lead up to bedroom one.

Bedroom One:

23'4" x 9'10" (7.13m x 3.01m)



A tremendous principle bedroom occupying the entirety of the top floor of the property with triple aspect views with Upvc double glazed window to front elevation, offering delightful elevated views over St Austell Bay in the distance.

Further Upvc double glazed window to side elevation and additional Upvc double glazed window to rear elevation, all combining to provide tremendous natural light. Door to en-suite shower. Door to eave storage void. Additional door to over stair eave storage void. Two wall mounted radiators. Carpeted flooring. Loft access hatch. Textured ceiling. Telephone point. Television aerial point.



Outside:



En-Suite:

9'6" x 4'7" (2.90m x 1.41m)



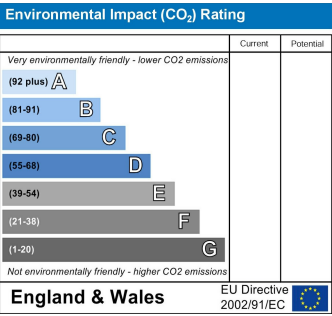
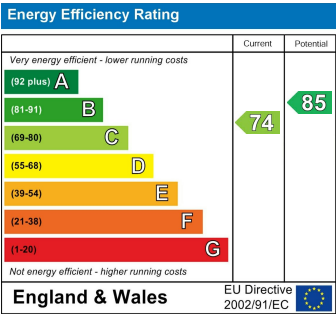
Upvc double glazed window to rear elevation with patterned obscure glass. Matching three piece white shower suite comprising low level flush WC, pedestal hand wash basin and large fitted shower enclosure with wall mounted shower and sliding glass shower doors. Tiled walls to water sensitive areas. Fitted extractor fan. Tile effect vinyl flooring. Wall mounted radiator.

Beautifully tucked away in the corner of the no through road. To the front of the property, steps lead up to provide access to the front door with outdoor tap. A paved turning circle to the front of the property. To the right hand side, a large tarmac area provides off road parking with a carport tucked away in the far left hand corner with parking in front clearly marked allowing off road parking for one vehicle. The current owners enjoy additional parking in front of the parking bay as long as access is allowed for the other owners that share this area. Next to the carport a wooden gate provides access to the rear garden.



Either accessed off the conservatory to the rear of the property, or the wooden gate to the right hand side of the rear garden. The rear garden is laid to paved patio immediately to the rear of the property and low maintenance astro turf to the remainder. The rear garden is well enclosed by wood fencing to right and left elevations with high level caged stone walling to the rear elevation providing a fantastic degree of privacy. The rear garden also benefits from external power points. A viewing is advised to fully appreciate this well presented family home.

Council Tax - C





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