

MAY WHETTER & GROSE

12 TREMAYNE ROAD, ST. AUSTELL, PL25 4NE
GUIDE PRICE £129,950



LOCATED A SHORT DISTANCE FROM ST AUSTELL TOWN IS THIS MID TERRACE TWO BEDROOM FAMILY HOME OFFERED WITH NO ONWARD CHAIN, IN A POPULAR RESIDENTIAL AREA CONVENIENTLY LOCATED FOR AMENITIES, SCHOOLS, RAILWAY LINE WITH THE ADDED BENEFIT OF A GARAGE AND PARKING TO THE REAR. ALTHOUGH IN NEED OF UPDATING THROUGHOUT OFFERS GREAT SCOPE AND POTENTIAL. A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS LOCATION. EPC - E



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Scenery shot of local area

St Austell town centre is within walking distance of the property 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 town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 20 miles from the property. Both the Eden Project and Lost Gardens of Heligan are only a short drive away.

Directions:



Scenery shot of local area

From St Austell Town head along Kings Avenue at the roundabout turn right, past the Library and Polkyth Park on your left, carry straight onto the mini roundabout head down the hill past Polkyth Leisure centre, at the roundabout turn left onto Tremayne Road. Follow the road up approximately 150 yards and the property will appear on the right hand side. A board will be erected for convenience.

Accommodation:

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

Set back from the road behind a gated access with pathway leading to a Upvc double glazed door opening into:

Entrance Hall:

Carpeted flooring. Staircase to first floor. Wood obscure glazed panel door into:

Lounge:

12'7" x 10'11" (3.86m x 3.35m)



(maximum measurement)

Finished with a light cream wall surround and coloured carpeted flooring. Central focal point of a electric fire set on a raised hearth and marble back drop with mantel surround and deep recess to both sides. Wall mounted radiator beneath a Upvc double glazed window to front elevation. Obscure wood glazed door into:

Kitchen/Diner:

15'9" x 7'7" (4.82m x 2.32m)



(maximum measurement)

Located at the rear. Finished with a stripped wood effect floor covering. Offering a great deal of natural light from two large double glazed windows both with fitted blinds, enjoying an outlook down over the garden. The kitchen itself comprises of a range of light beech wood fronted wall and base units complemented with a roll top speckled laminated work surface incorporating four ring gas hob with

extractor over, stainless steel sink and drainer with mixer tap. Integrated oven. Space beneath work surfaces for low level appliances. Tiled splash back. Wood glazed panel door opening into rear entrance porch and storage. Additional storage to both sides within the dining area, one beneath the stairs and one opposite. Wall mounted radiator.



Rear Porch:

With tiled flooring. Open recess with obscure double glazed window. Upvc double glazed door with integrated cat flap opening out onto rear garden. There is access to the downstairs WC.

First Floor Landing:

Access to loft. Wood panel doors to all bedrooms and bathroom.

Master Bedroom:

13'0" x 9'4" (3.98m x 2.87m)
(maximum measurement)

Located to the front. Built in wardrobe storage above the stairs. Finished with carpeted flooring. Wall mounted radiator beneath Upvc double glazed window.

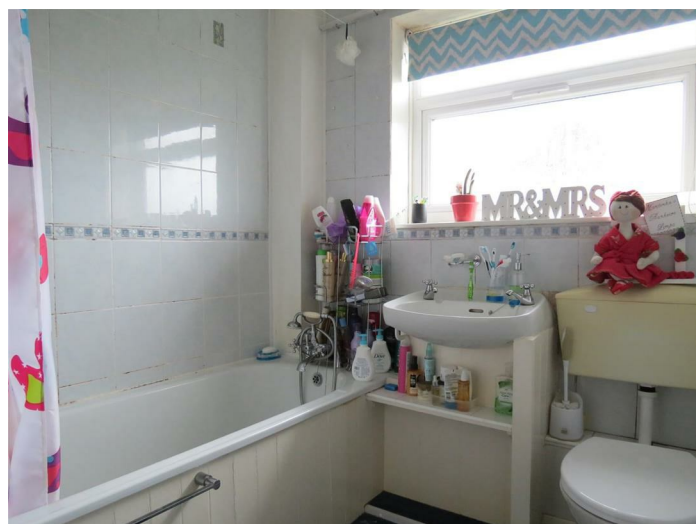
Bedroom:

8'9" x 9'1" (2.68m x 2.78m)

Located to the rear. Double glazed window enjoying an outlook over the garden with radiator beneath. Finished with a carpeted flooring.

Family Bathroom:

5'11" x 6'7" (1.82m x 2.02m)



(maximum measurement over bath)
Finished with a fully tiled wall surround with decorative insert. The suite comprises of a low level WC, hand basin, panelled bath with mixer tap and shower head attachment. Upvc obscure double glazed window to rear with roller blind. Wall mounted radiator. Finished with carpeted flooring.

Outside:




To the front the property is set back behind a pillar gated entrance with low dwarf wall surround. The front garden has a pathway to the front door and is mainly laid to lawn with maturing hedgerow to the side.




From the rear porch, opening out onto a brick paved patio area with large storage shed with pathway leading down to the rear to the garage and parking. Boarded by an area of open lawn with mature leylandii. Low level pedestrian gate to the rear gives access to the garage and parking.

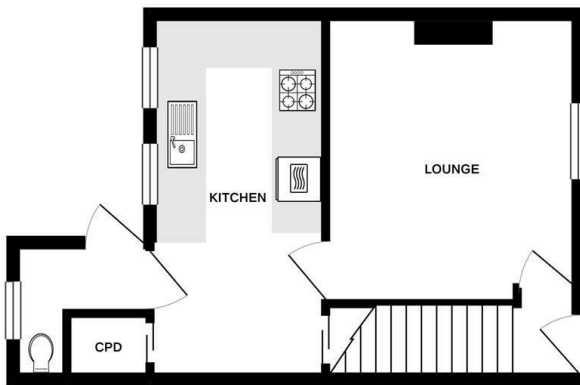


Council Tax - A

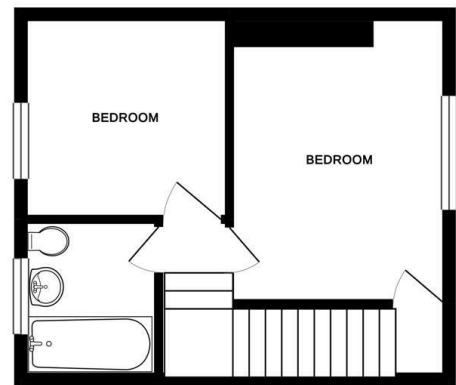
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR



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 as to their operability or efficiency can be given.
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