

MAY WHETTER & GROSE

1 PRINCE CHARLES ROAD, ST. AUSTELL, PL25 4JJ
GUIDE PRICE £220,000



A SPACIOUS EXTENDED SEMI DETACHED HOUSE WITH FOUR DOUBLE BEDROOMS, TWO RECEPTION ROOMS AND CONSERVATORY LOCATED WITHIN CLOSE PROXIMITY OF THE TOWN CENTRE. FURTHER BENEFITS INCLUDE A LARGE GARAGE, AMPLE OFF ROAD PARKING AND ENCLOSED REAR GARDEN WITH UPVC DOUBLE GLAZED THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. A VIEWING IS ADVISED TO FULLY APPRECIATE THIS VERSATILE AND ADAPTABLE PROPERTY. EPC -C



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Entrance Porch:

4'10" x 2'9" (1.48m x 0.85m)

Matching sealed glazed unit to left hand side providing additional natural light. Carpeted flooring. Door into inner hall.

Inner Hallway:

24'7" x 5'11" (7.51m x 1.81m)



St Austell town centre is situated within a short distance 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:



There are numerous ways to get to the property. If you come down Polkyth Road, pass the fire station, at the mini roundabout turn left and head up approximately 30 yards. Take the next left, follow the road up to the T-junction and at the end turn right where the property will be immediately situated on your left. A board is erected for convenience.

Accommodation:

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

Upvc double glazed door with upper frosted obscure glass allows external access into entrance porch.

Upvc double glazed window to front elevation providing natural light. Stairs to first floor with open storage recess below. Carpeted flooring. Radiator. Door allowing access to downstairs storage void at a reduced height level. Doors off to lounge, dining room, kitchen, utility room and WC. Additional door allowing access to boiler cupboard housing the combination mains gas fired central heating boiler.

Lounge:

17'11" x 11'11" (5.48m x 3.65m)



Upvc double glazed window to front elevation and wood frame double glazed door allowing access to the conservatory to the rear. Focal mains gas fireplace set within tiled surround and tiled hearth with wooden mantle. Television aerial point. Carpeted flooring. Radiator.



Dining Room:
13'11" x 11'6" (4.25m x 3.53m)



Upvc double glazed window to rear elevation. Radiator. Strip effect vinyl flooring. Door allowing access to inbuilt storage void offering fantastic shelved storage options. Large opening through to kitchen.

Kitchen:
15'7" x 9'3" (4.76m x 2.82m)



Upvc double glazed door allowing access to the rear porch with upper and lower frosted patterned obscure glass. Upvc double glazed window to rear elevation. Door allowing access back to entrance hall. Opening into dining room. The kitchen benefits from matching wall and base kitchen units. Roll edged work surfaces. Stainless steel sink with matching draining board and central mixer tap. Space for electric cooker with fitted extractor hood above. Space for American style fridge freezer. Space for dishwasher. Tiled walls to water sensitive areas. Strip effect vinyl flooring. The kitchen also benefits from under unit lighting. Heated towel rail.

Conservatory:
14'1"x 8'5" (4.31mx 2.59m)



A spacious conservatory with Upvc double glazed patio doors to side elevation allowing access onto the rear patio and in turn the rear garden with Upvc double glazed windows to the remainder rear and left elevations. Polycarbonate roof. Wood effect laminate flooring. Radiator.



WC:

6'3" x 2'8" (1.93m x 0.83m)



Upvc double glazed window to front elevation with patterned obscure glass. Matching two piece white WC suite comprising low level flush WC with dual flush technology and corner ceramic hand wash basin. Tiled walls to water sensitive areas. Radiator. Strip effect vinyl flooring.

Utility Room:

8'11" x 5'10" (2.72m x 1.79m)



Upvc double glazed window to front elevation with patterned obscure glass. A fantastic utility room freeing up space in the kitchen. Roll top work surface on top of kitchen base units with space for washing machine. The current vendor houses their tumble dryer on top of the roll top work surface. Strip effect vinyl flooring. Radiator.



Rear Porch:

5'6" x 5'5" (1.69m x 1.66m)

Upvc double glazed door to side elevation with full length sealed slimline glazed unit to the right hand side allowing access onto the recently refreshed drive with further Upvc double glazed window to rear elevation with patterned obscure light combining to provide tremendous natural light. Strip effect vinyl flooring. Wall mounted heater.

First Floor Landing:

23'1" x 5'11" (7.06m x 1.82m)



Upvc double glazed window to top section providing natural light facing the front elevation. Carpeted flooring. Doors off to double bedrooms, one, two, three and four. Door to family bathroom. Further door allows access to airing cupboard offering fantastic shelved storage options. Two radiators. This landing is spacious enough to house a computer desk and can provide a suitable office space.

Bedroom Four:

7'10" x 8'9" (2.39m x 2.69m)



Upvc double glazed window to front elevation providing natural light. Carpeted flooring. Radiator.

Bedroom Two:

12'0" x 11'7" (3.68m x 3.55m)



Upvc double glazed window to rear elevation overlooking the rear garden. Carpeted flooring. Radiator. Door allowing access to inbuilt storage offering shelved and hanging storage space.

**Bedroom Three:**

11'6" x 11'7" (3.53m x 3.54m)



Upvc double glazed window to rear elevation

overlooking the rear garden. Radiator. Carpeted flooring. Twin doors provide access to inbuilt storage offering shelved and hanging storage space to two corners of this room.



Bedroom One:
9'4" x 15'8" (2.85m x 4.78m)



Upvc double glazed window to rear elevation overlooking the rear garden. Carpeted flooring. Radiator. Loft access hatch.



Family Bathroom:
15'7" x 5'9" (4.77m x 1.77m)



A spacious twin aspect bathroom with Upvc double glazed window to front elevation with patterned obscure glass and further Upvc double glazed window to side elevation with patterned obscure glass combining to provide tremendous natural light. Matching four piece white bathroom suite comprising of low flush WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit offering drawer storage below. Panel enclosed bath with central mixer tap complete with shower attachment and separate shower cubicle with folding glass shower door and wall mounted shower. Extractor fan. Heated towel rail. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Wall mounted mirror with LED circular light inset.



Outside:



To the front, a recently re-surfaced tarmac drive provides off road parking for numerous vehicles with five bar gate to the left hand side of the property allowing access to the spacious garage. The front garden is laid to lawn with established Leylandii evergreen trees to the front providing a good degree of privacy. Wood fencing to the left hand side and low level block wall to the right hand side. The front garden benefits from a delightful and established Eucalyptus tree and offers a stone feature in the centre of the lawn. A pathway provides access from a front pedestrian gate to the front door. A raised hard standing area well stocked with evergreen planting and shrubbery and granite chippings provide access to the front door complete with Cornish Palm. The left hand side gates open to allow access to the spacious detached garage and allows parking for additional vehicles. To the left hand side of the garage is a wooden shed offering more storage options.



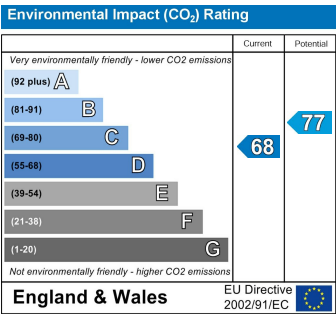
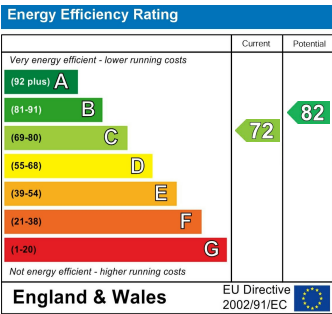
The rear garden is laid to lawn and well enclosed with wood fencing and stone walling. There is a granite chipped area, paved area and corner raised planting bed to the rear far side corner of the garden. The rear garden benefits from outdoor tap and external power points.

Double Garage:
17'1" x 16'9" (5.21m x 5.11m)



Metal up and over electric garage door. Wood frame door to the side elevation allows pedestrian access. Two wood frame windows combine to provide tremendous natural light. The garage benefits from light, power and eaves storage. A tremendous storage space.

Council Tax - C



GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR
751 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 1943 sq.ft. (180.5 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 as to their operability or efficiency can be given.
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