

MAY WHETTER & GROSE

42 GROVE ROAD, ST AUSTELL, PL25 5NR
ASKING PRICE £210,000



A DELIGHTFUL LIGHT AND AIRY BUNGALOW, SET ON A LEVEL PLOT, CLOSE TO THE TOWN CENTRE. THE SPACIOUS WELL PRESENTED TWO BEDROOM ACCOMMODATION BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. TO THE FRONT, IS A LAWNED GARDEN AND BRICK PAVED DRIVEWAY AND TO THE REAR, AN ENCLOSED GARDEN LAID TO LAWN WITH PATIO. EPC - D



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The recently regenerated St Austell town centre is situated within easy reach 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 centre head down Truro Road to the traffic lights, turning right on to Gover Road. Opposite the retail park, take the right onto Grove Road. The property will be located on the left hand side and a board will be erected for your convenience to aid identification.

The Accommodation Comprises:

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 glass detail allows internal access into:

Entrance Hall:

15'0" x 5'6" (4.587 x 1.701)



Radiator. Doors off to Bedrooms One & Two, Bathroom, Lounge and Kitchen. Main loft hatch with access to the good size loft space which would suit conversion subject to the necessary consents and regulations etc..

Bedroom One:

14'0" x 12'0" (at max into window recess) (4.280 x 3.659 (at max into window recess))



A generous double bedroom with Upvc double glazed bay window to front elevation affording a tremendous amount of natural light. Radiator. Picture rail. Television aerial point.

Bedroom Two:

12'10" x 10'9" (3.912 x 3.302)



Double second bedroom with Upvc double patio doors to rear elevation allowing access onto the rear garden. Radiator. Television aerial point. Picture rail.

**Family Bathroom:**

7'7" x 5'6" (2.327 x 1.679)



Upvc double glazed window to rear elevation with

patterned obscure glass. Matching three piece white suite comprising low level flush WC, pedestal hand wash basin and panel enclosed bath with central mixer tap and fitted shower attachment. Tiled walls. Radiator.

Dining Room:

12'8" x 12'0" (3.881 x 3.675)



Upvc double glazed window to side elevation affording a generous amount of natural light. Door through into Kitchen. Radiator. Picture rail. Large opening to:



Lounge:

12'11" x 12'0" (3.955 x 3.660)



Upvc double glazed bay window to front elevation affording a tremendous amount of natural light. Radiator. Picture rail. Television aerial point.

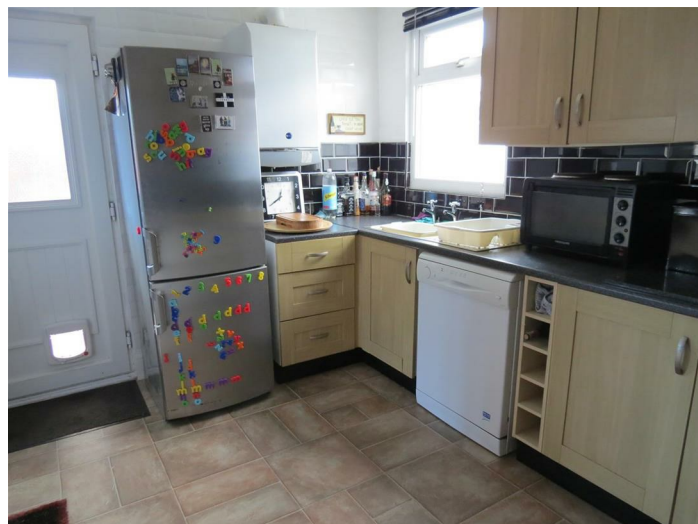
**Kitchen:**

11'9" x 8'11" (3.598 x 2.724)



A delightful twin aspect Kitchen with Upvc double

glazed door to side elevation with upper patterned obscure glass offering natural light and Upvc double glazed window to rear elevation. Matching wall and base kitchen units. Roll top work surfaces. Stainless steel sink with matching draining board. Tiled walls to water sensitive areas. Wall mounted mains gas Baxi central heating boiler. Space for fridge freezer. Space for dishwasher. Space for gas cooker with fitted extractor hood above. Radiator.

**Outside:**

Conveniently accessed off Grove Road number 42 is set back off the road. The bungalow is well enclosed with high level wood fencing to right, left, front and rear elevations. There is an area of lawned garden to the front along with bricked parking for two vehicles.



Purpose Built Storage/Utility:
21'0" x 6'6" (6.412 x 1.997)

Agents Note:



Upvc double glazed door providing external access with large Upvc double glazed window to right hand side providing a generous amount of natural light. This area is currently utilised as a Utility Area, housing washing machine, tumble dryer and additional fridge freezer all below a roll top work surface. WC. Ample storage options. This building benefits from light and power.

Planning permission has been granted for the erection of a detached bungalow to the left hand side of the Number 42 PA19/04967. This plot is NOT included in the sale of Number 42.

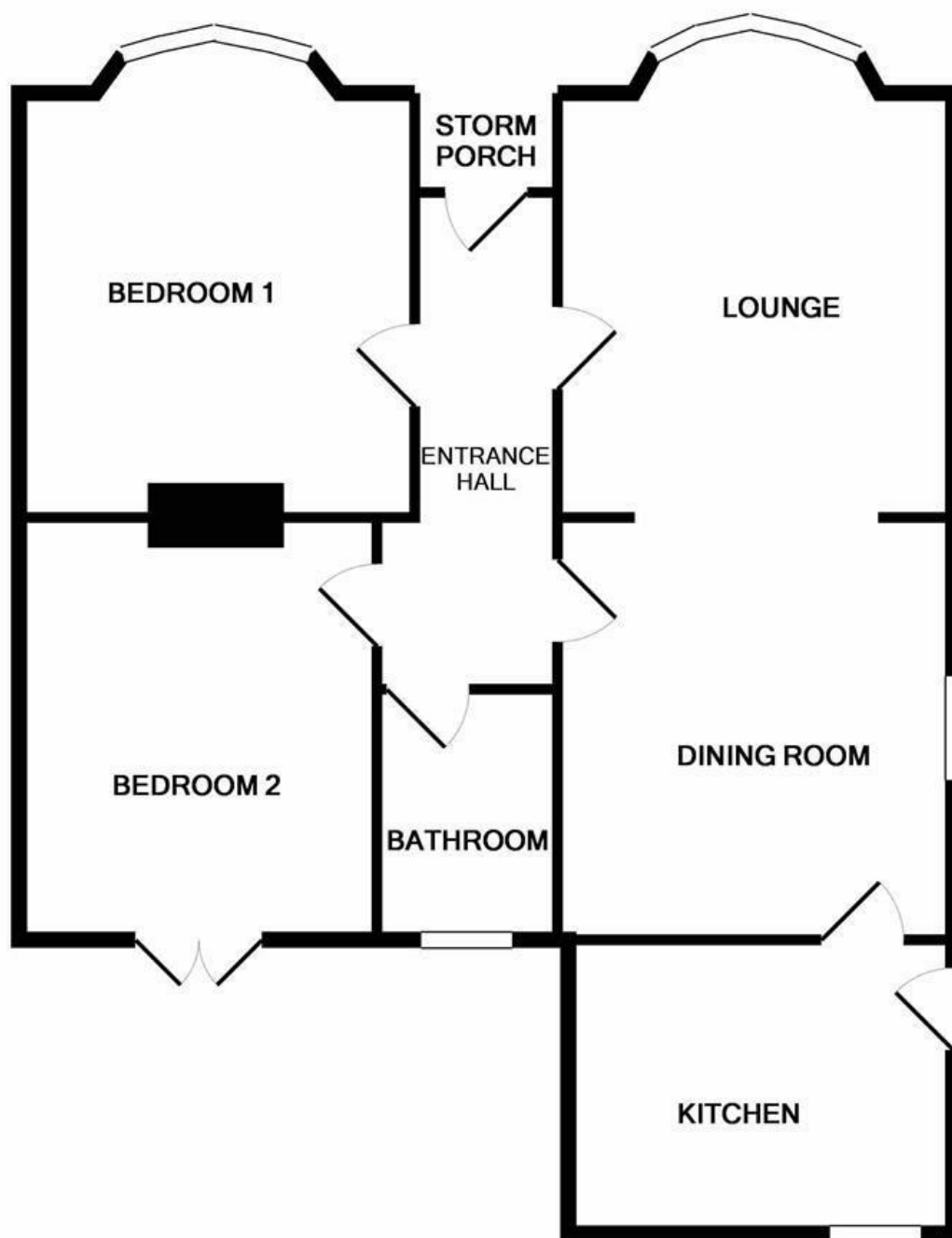
Tax Band: Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		63
(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		80
(81-91) B		
(69-80) C		57
(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 



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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