

MAY WHETTER & GROSE

61 PHERNYSSICK ROAD, ST. AUSTELL, PL25 3TU

PRICE GUIDE £190,000



A DELIGHTFUL CLASSIC END OF TERRACE HOUSE WITH TWO DOUBLE BEDROOMS AND TWO RECEPTION ROOMS. FURTHER BENEFITS INCLUDE A LARGE GARAGE, MEASURING 5.8M X 8.8M, OFF ROAD PARKING, SPACIOUS REAR GARDEN, UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. A VIEWING IS ADVISED TO FULLY APPRECIATE THE BUILD QUALITY AND THE DELIGHTFUL SEA VIEWS FROM THE FIRST FLOOR. EPC - D



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straight ahead the property will be located on your left hand side. A For Sale board is erected for your 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 patterned obscure glass allows extremal access into entrance porch.

Entrance Porch:

3'8" x 3'11" (1.13m x 1.21m)



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:



Carpeted flooring. Door allowing access to inner hallway and high level main enclosed fuse box. Textured ceiling. Textured walls.

Inner Hall:

7'8" x 3'8" (2.36m x 1.12m)

Door off to lounge. Opening into dining room. Stairs allowing access to first floor. Radiator. Two telephone points. Textured walls. Carpeted flooring. Wall mounted thermostatic controls.

Lounge:

13'10" x 11'9" (4.24m x 3.59m)



From St Austell town head up East Hill to the roundabout. Turn left onto Kings Avenue and along to the roundabout at the end, turning right to Polkyth. Head past the park on the left hand side and the library on the right and turn left at the roundabout onto Poltair Road. Head up the road to the roundabout at the top by Poltair School and bear right heading along Tregonissey Road. Head along the road past the college to the end where you will reach a set of four-way traffic lights. Head straight across, keeping the Post Office on your left hand side. Head along over the speed humps, pass the old school building on the left. At the mini roundabout take the right hand turning onto Phernysick Road and continue down the hill and along until you reach another mini roundabout, go

Upvc double glazed bay window to front elevation

providing tremendous natural light and offering a delightful and far reaching view to the front. Textured ceiling. Carpeted flooring. Textured walls. Wall mounted mains gas fired fire. Radiator.



Kitchen:

15'7" x 7'6" (4.77m x 2.31m)



Dining Room:

15'4" x 11'5" (4.68m x 3.50m)



Upvc double glazed window to rear elevation providing natural light. Half door allowing access into kitchen. Door allowing access to under stairs storage void. Telephone point. Textured ceiling. Textured walls. Focal feature slate fireplace housing a mains gas fire with numerous shelves inbuilt. Carpeted flooring. Radiator.

(maximum measurement)

A delightful light kitchen with Upvc double glazed windows to rear and side elevations and Upvc double glazed door with upper frosted patterned obscure glass combining to provide tremendous natural light. Matching wall and base kitchen unit finished in white high gloss. Roll top work surface. Stainless steel sink with central mixer tap and matching draining board. Zanussi four ring electric hob with fitted extractor hood above. Smeg oven with grill over. Tiled walls to water sensitive areas. Tiled flooring. Water resistant cladding to walls. Space for washing machine, tumble dryer and fridge.



Family Bathroom:
7'6" x 8'10" (2.31m x 2.70m)



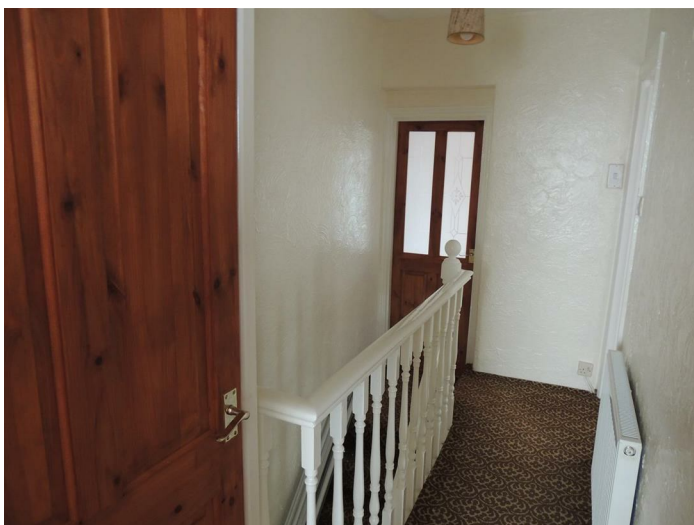
A generously proportioned bathroom with Upvc double glazed window to rear elevation with patterned obscure glass. Matching four piece white bathroom suite comprising of low level flush WC, pedestal hand wash basin, panel enclosed bath with central mixer tap and attached shower nozzle and separate corner shower cubicle with sliding glass shower doors and wall mounted electric shower. Tiled walls. Carpeted flooring. Textured ceiling. Radiator.

Bedroom Two:
11'2" x 10'2" (3.41m x 3.12m)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator. Textured ceiling. Twin doors allow access to inbuilt storage void housing the combination gas fired central heating boiler with further slatted storage options to the right and above.

First Floor Landing:
11'1" x 5'5" (3.40m x 1.66m)



Doors off to double bedrooms one and two and family bathroom. Carpeted flooring. Textured ceiling. Textured walls. Radiator. Loft access hatch. Door allowing access to inbuilt storage cupboard offering shelved storage options.



Outside:



Bedroom One:
10'4"x 16'0" (3.17mx 4.89m)



Accessed off Phernyssick Road, to the front steps provide access to the front garden, these steps are shared with number 59, the adjoining terrace property. The front garden is laid to granite chippings and offers fantastic low maintenance with the boundaries clearly defined with high level stone wall. To the right hand side, a large drive laid to hardstanding provides access to the garage and in turn rear garden offering additional parking options. A metal gate provides additional security. Between the gate and the garage is a further expanse of hard standing with well stocked pond to the right hand side complete with external power and pond pump along with a raised planting bed to the front and beyond the pond.

Two Upvc double glazed windows to the front elevation offering delightful far reaching views to the sea, to the left hand side. Radiator. Carpeted flooring. Textured ceiling. Ceramic sink. Telephone point. Agents Note: This bedroom is large enough to be divided into two rooms should the need for third bedroom arise, subject to the relevant building regulations.





To the rear of the property and accessed off the kitchen is a manageable concreted area complete with outdoor tap and providing access to the external WC.

External WC:
2'9" x 4'3" (0.84m x 1.30m)
Low level flush WC. Light.

Directly opposite the external WC there is access to a further concrete block shed.

Block Shed:
9'9" x 7'3" (2.99m x 2.22m)



(maximum measurement)
Wooden door allowing access. Single glazed windows to front and rear elevations providing natural light. This shed also benefits from light and power. An additional fantastic storage space.

Garage:
19'1" x 28'10" (5.83m x 8.81m)



Twin metal doors provide vehicular access. Single glazed window to front elevation and four single glazed windows to left elevation providing tremendous natural light. The garage benefits from inspection pit, light and power and offers tremendous potential for car enthusiasts and pending the relevant permissions, could be used for alternative purposes.



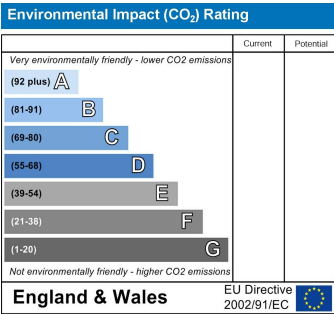
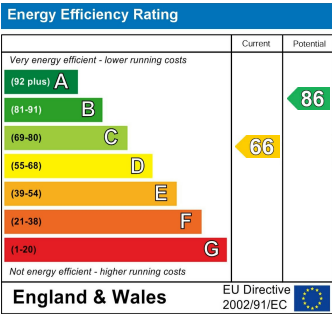
To the left hand side of the garage a concrete walkway provides access to the spacious rear garden. Laid to lawn with high level block wall to the left hand side, established evergreen boundary to the right hand side and low level stone wall with wood fencing on top to the rear elevations, all combining to clearly define the boundaries. To the far left hand side of the rear garden is a currently disused shed, which would need attention but would make additional storage facilities. The rear garden is spacious and laid to lawn and offers additional potential for development, pending the relevant permissions/access.



Agents Note:

The attached property, to the left hand side have vehicular and pedestrian access over the drive and also pedestrian access over the rear courtyard via a right of way.

Council Tax - B





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