

MAY WHETTER & GROSE

47 CHOUGH CRESCENT, ST. AUSTELL, PL25 3AY
GUIDE PRICE £275,000



NESTLED WITHIN A QUIET CUL-DE-SAC POSITION WITHIN A POPULAR RESIDENTIAL AREA, A SHORT DISTANCE FROM BOTH PRIMARY, SECONDARY SCHOOL AND ST AUSTELL BAY. OFFERED WITH NO ONWARD CHAIN IS THIS DELIGHTFUL EXTENDED AND VERSATILE FAMILY RESIDENCE BEING OFFERED FOR SALE FOR THE FIRST TIME IN APPROXIMATELY 50 YEARS. OFFERING AMPLE DRIVEWAY/PARKING WITH GARAGE AND SEPARATE CARPORT PLUS GENEROUS REAR GARDEN. INTERNAL LIVING SPACE OF LOUNGE, KITCHEN/DINER, ADDITIONAL RECEPTION ROOM/BEDROOM AND DOWNSTAIRS BATHROOM WITH THREE FURTHER BEDROOMS AND WC TO FIRST FLOOR. THE PROPERTY, THOUGH REQUIRES UPDATING AND MODERNISING THROUGHOUT, OFFERS GREAT SCOPE AND POTENTIAL WITH THE POSSIBILITY TO EXTEND. EPC - C



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St Austell town centre is situated a short walk 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 head down Sandy Hill, almost opposite Sandy Hill School turn right onto Mitchell Road. Follow the road along for approximately 80 yards turning left onto Chough Crescent, follow the road down to the bottom taking the left hand turning into the cul-de-sac the property will appear in front of you. 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.

From the driveway a Upvc obscure part glazed panel door with matching side panelled opening into entrance hall.

Entrance Hall:



Finished with carpeted flooring which continues onto the staircase. Radiator. Sliding door into main lounge. Low level door into under stairs storage. Door into downstairs bathroom.

Bathroom:

6'4" x 5'4" (1.94m x 1.63m)



Comprising of a white suite of low level WC, hand basin and panelled bath. Fully walled tiled surround with decorative inserts. Obscure double glazed window to side.

Lounge:

10'7" x 18'3" (3.23m x 5.58m)



(maximum measurement)

Large double glazed window with deep display sill and radiator beneath to the front. Focal point of a polished stone fireplace with display and mantle surround with raised hearth and insert coal effect gas fire. Built-in storage cabinets. Further obscure wood glazed panel door into kitchen/diner. Door into reception room.

**Reception Room:**

7'1" x 11'6" (2.17m x 3.51m)

Double glazed window enjoying an outlook over the garden with radiator beneath. This room could be used as a formal dining room, bedroom, study or playroom. Door into kitchen/breakfast room.

Kitchen/Breakfast Room:**Breakfast Area:**

8'4" x 7'3" (2.56m x 2.22m)



Double glazed window to the side carport with radiator beneath. Wide open arch into kitchen.

Kitchen:

9'4" x 9'0" (2.86m x 2.75m)



Offering a range of wood fronted wall and base units

complemented with roll top laminated work surface with tiled splashback surround. Space for insert appliances and under unit space and plumbing for washing machine. One and a half bowl stainless steel sink and drainer with mixer tap with double glazed window above. Traditional double glazed part panel door to the side allowing access into rear porch area and cloakroom/WC.



Cloakroom/WC:

Comprising of a low level WC. Obscure double glazed window. Wood glazed part panel door out onto rear garden.

First Floor Landing:

From the entrance hallway carpeted staircase with handrail to the first floor landing with doors to all three bedrooms and WC. Access into loft.

WC:

2'7" x 5'5" (0.79m x 1.67m)

Low level WC and hand basin with tiled splashback.

Bedroom:

9'4" x 5'1" widening to 7'11" (2.86m x 1.55m widening to 2.42m)



Large double glazed window to rear elevation with radiator beneath. Deep recess with workstation shelf.

Bedroom:

8'2" x 12'4" (2.49m x 3.76m)



Large double glazed window to rear elevation with radiator beneath.

Principle Bedroom:

9'4" x 11'5" (2.87m x 3.49m)



(measurement to front of built in wardrobes)
Located to the front, offers a range of built-in wardrobes and over stairs storage. Large double glazed window with radiator beneath.



Garage:



Outside:



Enjoying an outlook over an open green area. The property is set back behind a low dwarf and pillared entrance driveway with parking for numerous vehicles and raised planted beds. To the left hand side the driveway sweeps around to the garage and to the right in front is the covered carport.

Up and over door.

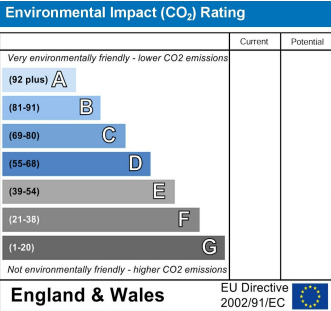
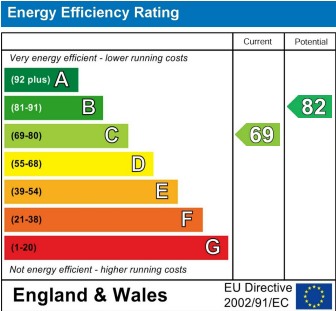


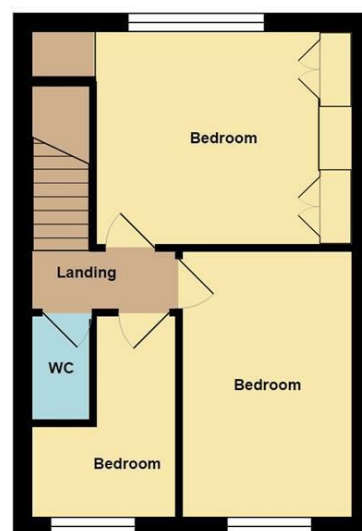
The rear garden is mainly laid to lawn with a range of deep planted borders offering a good degree of privacy and numerous seating areas. At the rear of the garden is a storage facility.



Agents Note:

Please note probate has been applied for, the property is in need of refurbishment throughout. The neighbouring property has been extended, extensions would be subject to planning permission.





All measurements are approximate and for display purposes only

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