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2 Galleon Court





Harbour 400 yards St Austell Centre 1 mile  
Fowey 7 miles Porthpean 1.5 miles

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An attractive, wonderfully presented and recently improved attached house with distant sea views, gardens and garage

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- In Sought-After Charlestown
- Entrance Hall & Cloakroom
- Living Room
- Kitchen & Dining Room
- 2 Bedrooms
- Bathroom
- Enclosed Front & Rear Gardens
- Attached Garage & Parking
- All Mains Services Connected
- Freehold

Guide Price £395,000



### SITUATION

Crab Cottage is situated within Galleon Court being a select courtyard of attractive residences set back off Charlestown Road. Charlestown is a favoured and sought after coastal village renowned for its Georgian Harbour around which today are numerous inns, cafes and restaurants. Adjacent are pebble beaches and the South West Coast Path passes through the harbour.

Charlestown is close to other coastal villages - Mevagissey and Fowey being about 8 and 7 miles respectively - and the area is renowned for its beautiful coastal scenery, walks, coves and beaches.

The adjacent town of St Austell has a railway station on the London Paddington line and the cathedral city of Truro, being the commercial and retail centre of the county, is about 16 miles to the south-west.

### DESCRIPTION

The pedestrian approach to Crab Cottage is via a gate which opens to a wall and fence enclosed low maintenance front garden, with a ramped wheelchair pathway to the front door.

The interior accommodation is beautifully presented to the market and has been recently upgraded and improved with replacement windows, front and rear doors and a new gas boiler.

On the ground floor, this stylish property presents an Entrance Hall with solid wood floor, off which is a spacious Cloakroom and a fine Living Room which includes a wall mounted gas pebble effect contemporary fire, balustrade stairs off to the first floor with under-stairs Cupboard with secure area, and wide quarter pane doors which lead through to the Kitchen and Dining Room.

The Kitchen comprises a range of matching base and eye level units with underlighting and a stainless steel sink unit, integral washer/dryer, dishwasher and refrigerator, inset fan assisted oven with separate oven and grill, 4 gas rings

and extractor hood over and dining area and wide new double glazed doors to the outside.

On the first floor is a central balustrade Landing with doors off to a front double Bedroom with views to the sea in the distance; a central Bathroom with a panelled bath with shower and screen over, pedestal washbasin and wc; and a good sized rear Bedroom.

Outside to the rear is a pleasant wall and fence enclosed Garden with paved seating area immediately to the rear of the Kitchen and Dining Room from which steps lead up to a lawn garden with flowerbed borders. Included in the rear garden is an Out-Shed with worktop surface and space and plumbing for tumble dryer.

To the front is an attached Garage with electric up and over door, concrete base, useful mezzanine storage, light and power.

### VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### DIRECTIONS

From the Mount Charles Roundabout in St Austell, proceed towards Charlestown. Pass the turning to the left into Church Road and drive for about a further 60 yards and the entrance to Galleon Court will then be seen on the left-hand side.

### SERVICES

Mains water, gas, electric and drainage connected. Gas fired central heating and pebble effect gas contemporary fire. Double-glazed. TV point.

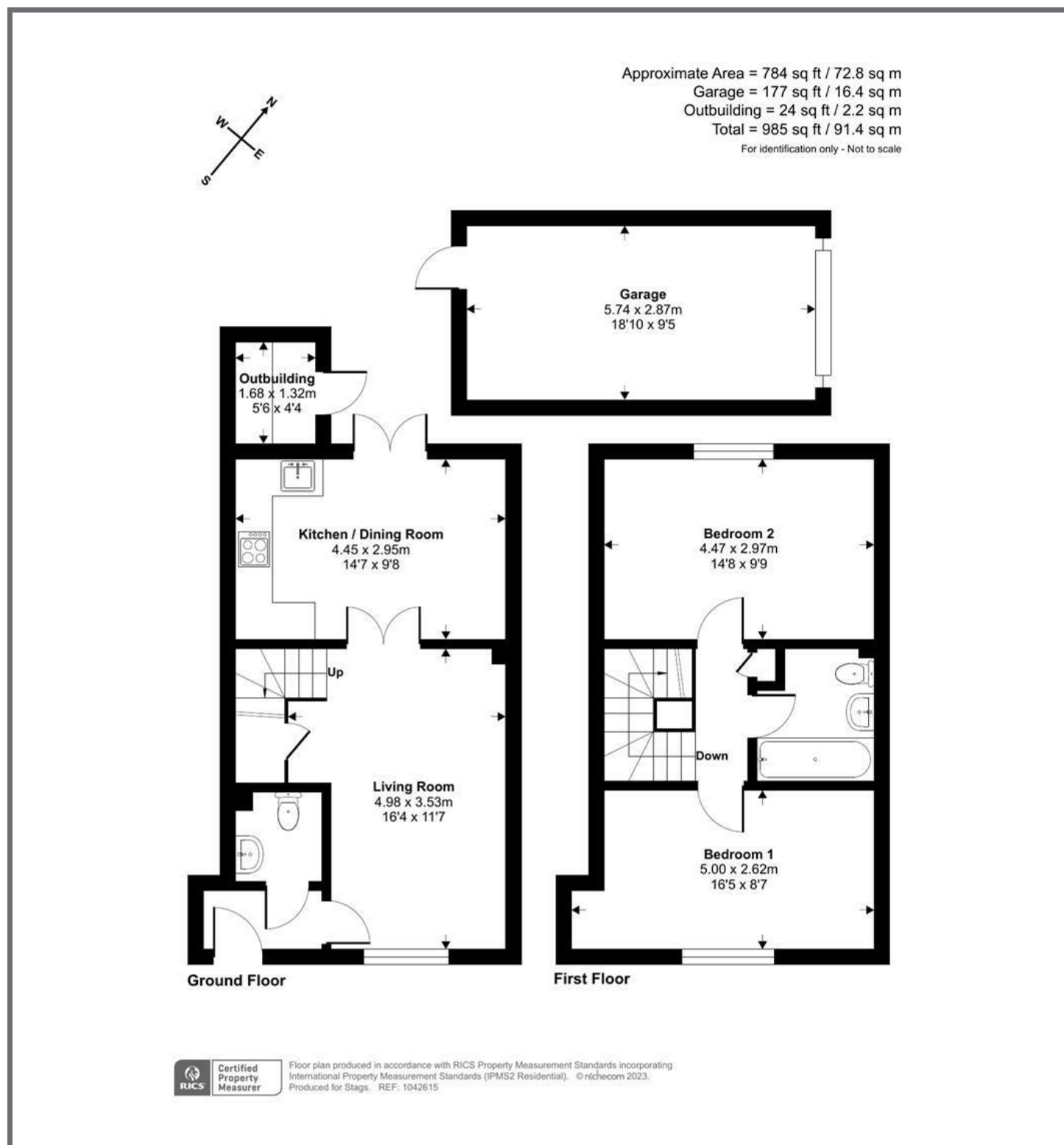
### SERVICE CHARGES

Annual Service Charge £300 per annum.



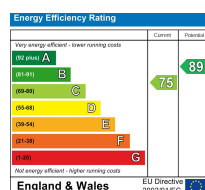






These particulars are a guide only and should not be relied upon for any purpose.

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