



MAY WHETTER & GROSE

61 KILLYVARDER WAY, ST. AUSTELL, PL25 3DJ
GUIDE PRICE £195,000



OFFERED WITH NO ONWARD CHAIN SET IN A POPULAR RESIDENTIAL DEVELOPMENT WITHIN EASY REACH OF PRIMARY SCHOOLING, THE A391 AND THE COUNTRYSIDE CLAY TRAILS. THIS DECEPTIVELY SPACIOUS FAMILY RESIDENCE BENEFITS FROM A WELL STOCKED ENCLOSED LOW MAINTENANCE REAR GARDEN AND GARAGE. A SPACIOUS WELCOMING HALLWAY, OPEN LOUNGE DINER WITH MULTI FUEL STOVE, KITCHEN WITH UTILITY STORE. TO THE FIRST FLOOR BATHROOM WITH SEPARATE WC AND THREE GOOD SIZED BEDROOMS WITH BUILT IN WARDROBES. FROM THE FRONT SOME ELEVATED VIEWS ACROSS TO ST AUSTELL BAY. THOUGH REQUIRING FULL MODERNISATION THROUGHOUT OFFERS GREAT SCOPE AND POTENTIAL.

** EPC - AWAITING **

** PLEASE SEE IMPORTANT AGENTS NOTES **



Directions:

From St Austell turn into Killyvarder Way head down approximately 250 yards on the left hand side you will see a layby. Please note the garage and rear garden are behind the front entrance which is accessed via pedestrian pathway. Boards will be erected to the front and rear for convenience.

Location:**Accommodation:**

A lit communal pathway leads across the front of this row of properties within the development. A pathed pathway with low maintenance central garden area with chippings and planted boarder surround leads to an obscured double glazed panelled door with side panel opening through into hallway. Carpeted flooring which continues up onto the staircase with low level understairs storage. Glazed door and side panel into the lounge diner.

Lounge Diner:

24'2" x 11'9" narrowing 9'8" (7.38m x 3.59m narrowing 2.97m)



Large double glazed part obscured window. To the rear double doors lead out onto the garden. Internal glass panelled door with light panel above with display

shelving to the side within the dining area, lead through into the kitchen. In the lounge there is a multi fuel stove with back boiler set into a recess on a slate stone hearth.

Kitchen:

8'2" x 10'10" (2.50m x 3.31m)

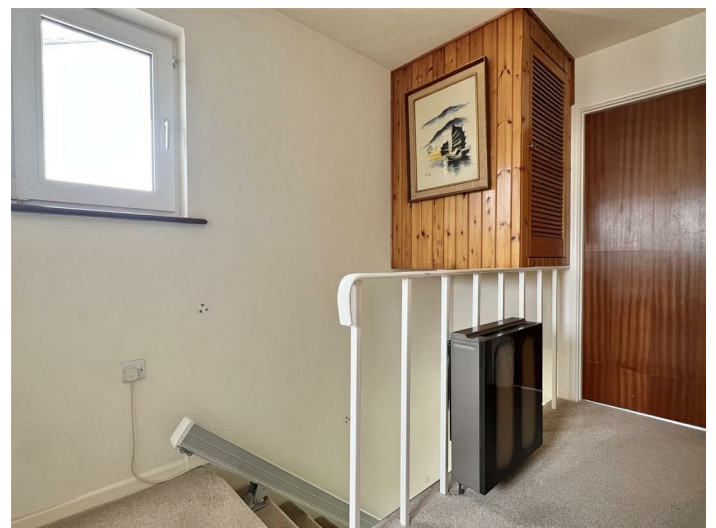


Double glazed window to the rear. Internal glazed panel door into side entrance with tiled flooring. Access to the utility. The kitchen itself contains a range of pine effect fronted wall and base units with polished roll top laminated work surface incorporating stainless steel sink and drainer with mixer tap. Freestanding unit space for white good appliance.

Utility Storage:

3'4" x 11'5" (1.02m x 3.48m)

This can also be accessed via the obscure double glazed door within the garden area. Single glazed window to the rear.

Landing:

Doors to all living accommodation. High level double glazed window to the side. Louvre double glazed doors into airing cupboard housing the water cylinder. Stairlift.

Airing cupboard:

Housing the water cylinder with further high level louver wood door into over stairs storage. Access through to the loft.

WC:

2'8" x 5'8" (approx) (0.83m x 1.75m (approx))



Double glazed windows. Low level WC. Radiator.

Bathroom:

4'11" x 5'6" (1.51m x 1.68m)



Obscure double glazed window and roller blind. The bathroom comprises of a white suite of enamelled bath, hand basin and vanity storage unit. Fully tiled wall surround with shower over bath. Radiator.

Bedroom One:

10'0" x 11'0" (3.05m x 3.37m)



Two double glazed windows to the rear. Vanity sink to the side with splash back. Louvered wood double doors into recessed wardrobe storage. Radiator.



Bedroom Two:

11'0" x 9'11" (3.36m x 3.04)



Two double glazed windows enjoying views out

towards St Austell Bay. Double wood louvered doors to built-in wardrobe storage. Radiator.



Bedroom Three:
8'0" x 7'11" (2.46m x 2.43m)



Double glazed window to the front enjoying an outlook over St Austell Bay.

Outside:



The front garden has granite stone chippings centre with a ray of plants and bordering shrubbery. To the rear is a sunny aspect paved rear garden with maturing planted borders. Enclosed by some strip fence panelling and high wall surround. Access to the garage can be obtained by the arched pedestrian gateway leading out to the rear.



Garage:



Up and over door. Single glazed window to the rear.

Broadband and Mobile Coverage:

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.
<https://checker.ofcom.org.uk/en-gb/broadband-coverage/> / <https://www.ofcom.org.uk/mobile-coverage-checker>

Floor Area:

The floor area measurement is taken from the EPC.

Services:

None of the services, systems or appliances at the property have been tested by the Agents.

Viewing:

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

IMPORTANT AGENTS NOTES:



The field to the front of the property has a planning application with approval for a further residential

development. This can be seen on the Cornwall Council planning portal PA22/09153 with an appeal approved notice Ref: APP/D0840/W/23/3332730

Due to being known as a historic mining area we would recommend that a purchaser seek their own mining search 1st.

The stairlift can be included in sale.

Probate has been applied for but not yet granted.

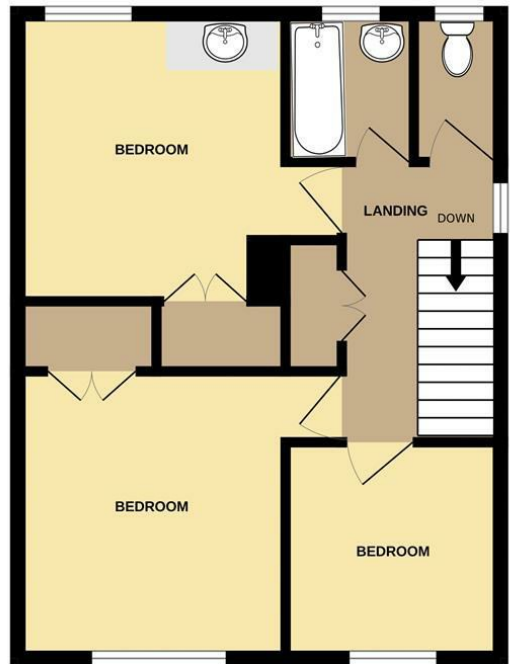
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating						
	Current	Potential		Current	Potential			
Energy Efficiency Rating								
Very energy efficient - lower running costs								
(92 plus) A			Environmental Impact (CO₂) Rating					
Very environmentally friendly - lower CO ₂ emissions								
(81-91) B			(92 plus) A					
(69-80) C			(81-91) B					
(55-68) D			(69-80) C					
(39-54) E			(55-68) D					
(21-36) F			(39-54) E					
(1-20) G			(21-36) F					
Not energy efficient - higher running costs								
Not environmentally friendly - higher CO ₂ emissions								
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



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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