



MAY WHETTER & GROSE

**25 GWITHIAN ROAD, ST. AUSTELL, PL25 3QL
OFFERS IN THE REGION OF £245,000**



****VIDEO TOUR AVAILABLE ON REQUEST****

A WELL PRESENTED MID TERRACED HOUSE, WITH THREE BEDROOMS, GARAGE, OCCUPYING A NO THROUGH ROAD SETTING. THE PROPERTY OFFERS DISTANT SEA VIEWS TO THE REAR ELEVATION AND AN ENCLOSED REAR GARDEN. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS IMPECCABLY PRESENTED FAMILY HOME. EPC - C



Location

Situated on the eastern side of St Austell town, this modern development is conveniently located for the local shops as well as junior and secondary schooling. There is a range of beaches and coastal walks which can be found approximately 2 miles from the property and St Austell town centre itself has a wide range of amenities as well as a mainline railway station connecting to London Paddington.

Directions

There are numerous ways to get to the property, however, from St Austell head and up of the town via East Hill, taking a right at the roundabout at the top onto Kings Avenue. Follow the road to the next roundabout by the Station and take the right hand exit past the park on your left, past the library on your right to the roundabout. Go straight over, past the recreation centre on the right to the roundabout, continue long to traffic lights. Take the left hand turn up past Aldi on your right up Slades Road. Go through the traffic lights up the next roundabout. Take the right hand turning into into the Lovering Fields Development. At the next roundabout turn left and follow the road, passing a bend to left. Proceed up hill where number 25 is located on the left hand side of the no through road.

Hardwood door with multi obscure glazed inserts allows external access into entrance hall.

Entrance Hall

10'0" x 11'11" max (3.06m x 3.65m max)



With doors through to lounge, kitchen diner and ground floor WC. Door opens to provide access to a useful inbuilt storage void offering tremendous storage facilities and also housing the mains fuse box. Carpeted flooring and carpeted stairs to first floor. Radiator.

WC

7'2" x 3'10" (2.20m x 1.19m)



With matching two piece white WC suite comprising low level flush WC with dual flush technology. Ceramic hand wash basin. Tiled walls to water sensitive areas. Carpeted flooring. Radiator. Fitted extractor fan.

Lounge

18'11" x 11'7" max (5.78m x 3.54m max)



A well proportioned lounge with two Upvc double glazed windows to front elevation providing tremendous natural light. Carpeted flooring. Two radiators. Space for real flame effect fire. Television aerial point. BT Openreach telephone point. To the right hand side of the room as you enter, the current vendors have set the room out to create a full living space with a snug to the rear of the room.

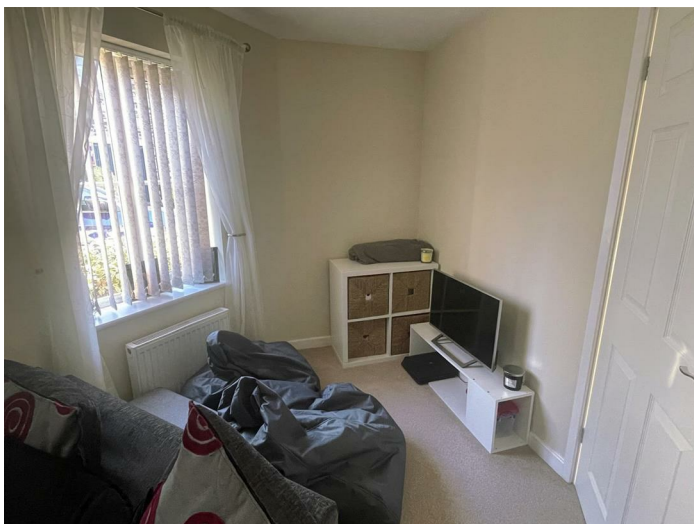


Kitchen Diner

20'2" x 16'8" max (6.15m x 5.10m max)



A well lit room with Upvc double glazed patio doors with full length glazed panels providing access to the elevated rear deck and further Upvc double glazed window overlooking the enclosed rear garden. Matching wall and base Kitchen units finished in cream. Squared edge work surfaces. Stainless steel one and half bowl sink with central mixer tap and matching draining board. Four ring gas mains hob with fitted extractor hood above and electric oven below. Space for additional kitchen appliances. Space for dining table. Tile effect vinyl flooring. Radiator. Tiled walls to water sensitive areas.





Landing

15'5" x 11'3" max (4.72m x 3.44m max)



With two Upvc double glazed windows to front elevation one at mid level point of stairs and one at the top of the stairs, both providing natural light. Door through to principal bedroom, bedroom two, bedroom three and family bathroom. Additional door opens to provide access to the property's airing cupboard housing the Mega Flow unvented water cylinder with further slatted storage options above. Radiator. Loft access hatch. Carpeted flooring.

Bedroom One

16'1" x 11'8" max (4.91m x 3.56m max)



Upvc double glazed window to front elevation door through to en-suite shower room, carpeted flooring. Radiator.



En-Suite Shower

7'9" x 4'8" max (2.37m x 1.44m max)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC with dual flush technology, ceramic hand wash hand basin and fitted shower enclosure with sliding glass shower door and wall mounted mains fed shower. Tiled walls to water sensitive areas. Carpeted flooring. Fitted extractor fan. Radiator.

Bedroom Three

9'1" x 9'8" max (2.78m x 2.97m max)



Upvc double glazed window to rear elevation affording distant sea views to the rear of the property. Carpeted flooring. Radiator.

Bedroom Two

8'9" x 12'3" max (2.69m x 3.75m max)



Upvc double glazed window to rear elevation affording far reaching countryside views to the rear of the property with distant sea views to the left hand side. Carpeted flooring. Radiator.

Family Bathroom

7'8" x 6'7" max (2.36m x 2.02m max)



Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin and panel enclosed bath with central mixer tap and fitted shower attachment. Tiled walls to water sensitive areas. Carpeted flooring. Radiator. Electric plug in shaver point. Fitted extractor fan.

External Description - Front Garden

To the front of the property is a manageable area of lawn with hard standing walkway providing access to

the front door. To the right hand of the front door is a bark planting area with evergreen planting and shrubbery. To the right hand side of the property is the garage. Located below a coach house.

Garage

18'4" x 8'5" (5.60m x 2.58m)

With metal up and over garage door.

Rear Garden



Either accessed via the lounge patio doors or via the courtesy wooden gate to the right hand side. Enclosed rear garden, consists of an elevated deck flowing off the rear of the property, completed with outdoor tap and external power points. Steps lead down to sunken area of lawn which is well enclosed with updated wood fencing to the right, left and rear elevations. The rear garden catches a great deal of sun and offers distant sea views beyond in the distance.



Agents Note



The property's central heating boiler, an Ideal Logic System 15 is located within one of the kitchen wall units.

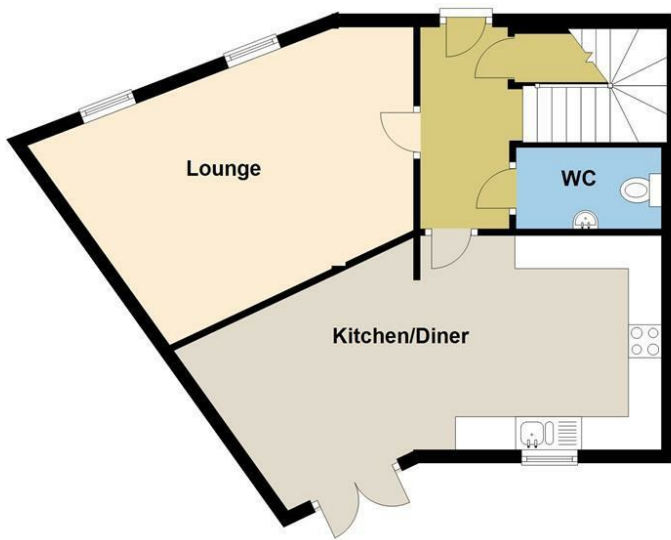


| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 78 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - 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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 |



Ground Floor



First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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