



MAY WHETTER & GROSE

**49 LARCOMBE ROAD, ST. AUSTELL, PL25 3EY
OFFERS IN EXCESS OF £180,000**



OFFERED WITH NO ONWARD CHAIN, ENJOYING A SUNNY ASPECT REAR GARDEN IS THIS ATTRACTIVE LOW MAINTENANCE EXTERIOR FAMILY HOME WITH DRIVEWAY PARKING TO THE SIDE, INTERNALLY OFFERS CLOAKROOM/WC, LOUNGE, KITCHEN/DINER, THREE BEDROOMS, PRINCIPAL EN-SUITE AND FAMILY BATHROOM. THE PROPERTY IS REQUIRING A FULL REFURBISHMENT THROUGHOUT BUT IS LOCATED ON A POPULAR RESIDENTIAL DEVELOPMENT ON THE NORTHERN SIDE OF ST AUSTELL. WITHIN EASY ACCESS OF A390 AND COUNTRYSIDE CLAY TRAILS, WITH ST AUSTELL BAY A SHORT DRIVE AWAY. EPC - C



Location

St Austell town centre is situated approximately 1 mile away. 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

As you turn into Larcombe Road follow the road along past the children's playpark on your right hand side. At the end of the road as the road bears around to the left the property will be situated on the left hand side just set back from the turning.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Tarmac driveway to the side. Covered front entrance with canopy and outside courtesy lighting. Door into entrance hall.

Entrance Hall



Currently with strip wood effect floor covering. Radiator. Double glazed window with pull back vertical blinds. Carpeted stair case with hand rail to the first floor and doors into cloakroom and main living area.

Cloakroom

5'9" x 2'9" - max (1.77 x 0.84 - max)



Comprising low level WC and hand basin. Part tiled splashback. Flooring continuing through from the hallway. Obscure double glazed window with roller blind to the front.

Lounge

11'6" x 15'10" - max (3.52 x 4.84 - max)



Double glazed window to the front with radiator beneath. Central focal point of gas fire set onto a raised stone hearth. Door into large under stairs storage cupboard. Door into kitchen/diner located to the rear.



Landing

Carpeted stair case turning to the first floor landing where there is a double glazed window with vertical blind. Access to the loft. Doors into all three bedrooms and family bathroom. Door into over stairs airing cupboard. Radiator.

Principal Bedroom

8'7" x 13'0" (2.62 x 3.97)



Located to the front. Double glazed window with radiator beneath. Part mirrored doors into wardrobe. Door into en-suite.

En-Suite

6'8" x 3'4" (2.04 x 1.02)



Curved glazed doors into shower cubicle with tiled surround and integrated shower system. Hand basin with storage beneath. Radiator beneath obscure double glazed window with roller blind. Ceiling mounted extractor.

Kitchen/Diner

8'9" x 15'1" - max (2.67 x 4.61 - max)



Strip wood effect floor covering. Wall mounted radiator. Double doors and window opening to the rear. Wall mounted boiler. The kitchen has a range of wall and base units with stainless sink and drainer. Free standing space for white good appliances.



Family Bathroom

8'0" x 4'9" (2.46 x 1.45)



Comprising white suite with low level WC, hand basin and panel bath with electric shower above. Part tiled wall surround. Wall mounted radiator. Ceiling mounted extractor.

Bedroom

8'1" x 10'10" (2.48 x 3.32)



Glimpses of St Austell Bay from a double glazed window with radiator beneath.

Bedroom

8'9" x 6'7" - max (2.67 x 2.02 - max)



Radiator beneath double glazed window with an outlook down over the garden.

Outside



To the front an area of open lawn with driveway parking to the side. Latched gate opens through to a brick paved patio with steps down onto a low maintenance stone base and onto an expanse of open lawn. All enclosed by strip wood fence panelling.

Council Tax Band - C

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

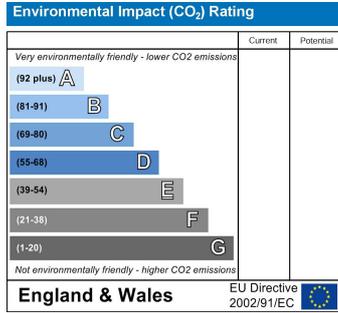
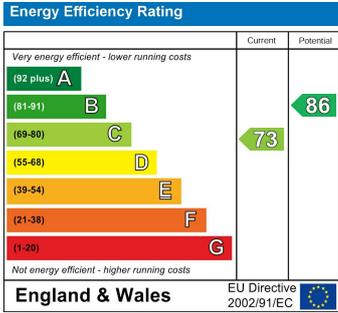
Services

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

Viewings

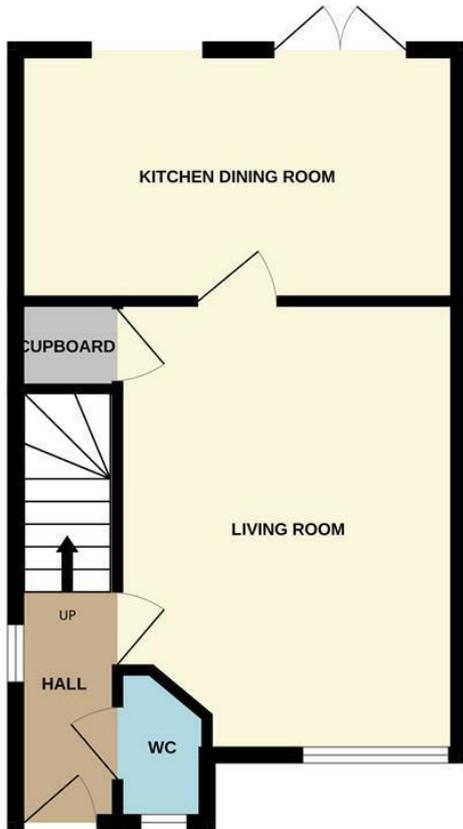
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: sales@maywhetter.co.uk

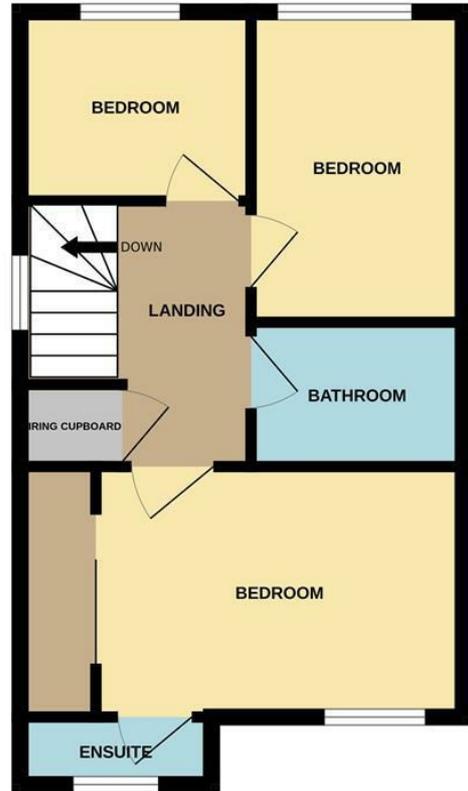




GROUND FLOOR



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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