



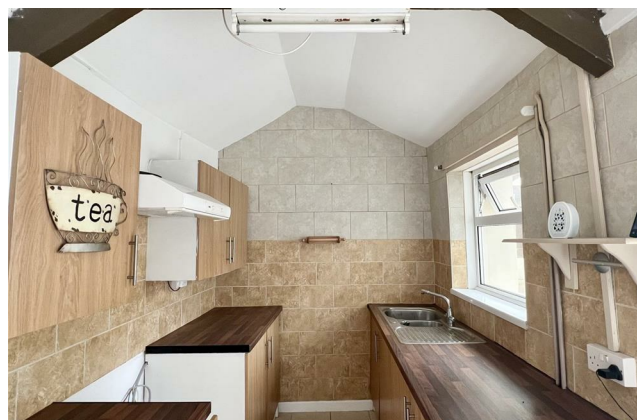
MAY WHETTER & GROSE

2 HILLCREST NORTH ROAD, WHITEMOOR, PL26 7XN
GUIDE PRICE £195,000



OFFERED WITH NO ONWARD CHAIN, WITHIN A SHORT DRIVE OF THE MAIN A30, CONVENIENTLY POSITIONED FOR BOTH THE NORTH AND SOUTH COASTS IS THIS DELIGHTFUL PROPERTY WITH LOW MAINTENANCE GARDEN, TWO PARKING SPACES TO THE REAR. INTERNALLY THE PROPERTY OFFERS A SPACIOUS OPEN LOUNGE/DINER, KITCHEN, REAR PORCH, UTILITY AND CLOAKROOM/WC. TWO BEDROOMS AND LARGE BATHROOM. SPACIOUS LOFT. EPC - C

SEE AGENTS NOTES



Location

Whitemoor is conveniently between the villages of St Dennis and Roche. Both provide a good range of day to day shopping, social and educational facilities. The larger town of St Austell, main town of the area, is a drive of approximately five miles from the village and provides a comprehensive range of shopping, educational and social facilities together with mainline railway station, bus station, sports leisure centre, beaches, coastal walks and golf clubs. The A30, the main road that runs through Cornwall, providing easy access around and out of the county can also be found approximately three miles from the village.

Directions

There a couple of ways to come into Whitemoor, from the Nanpean and St Dennis end head into the village past the 20 mph sign, three quarters of the way along the road the property will be set back on the right hand side. Just before the property there is a turning on the same side which leads to the parking at the rear.

Accommodation

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

From the front the granite stone pillared entrance, enclosed by part low stone wall surround with raised paved patio area leads to the part obscure double glazed panelled door. Door opens through into the main living area.

Main Living Area

20'9" x 15'8" - max (6.33 x 4.78 - max)



Three wall mounted radiators. Open chimney breast with log burner, painted tiled hearth surround and finished with a tiled floor. Single glazed sash window opening to the rear with window bench seat. Further double glazed window to the front. Carpeted stair case with handrail to the first floor with under stairs storage behind. Doorway arch into kitchen.



Kitchen

10'8" x 6'6" (3.26 x 2.00)



Tiled flooring continues through. Wall mounted radiator. Finished with a part tiled wall surround. The feeling of space is enhanced by the higher ceiling with part exposed beams. Comprises a range of wood effect fronted wall and base units with square edged darkened wood effect worksurface incorporating one

and half bowl sink and draining board with mixer tap and double glazed window above. Free standing space for white good appliances. Open arch through into utility/porch.

Utility/Porch

7'6" x 5'6" - max (2.31 x 1.68 - max)



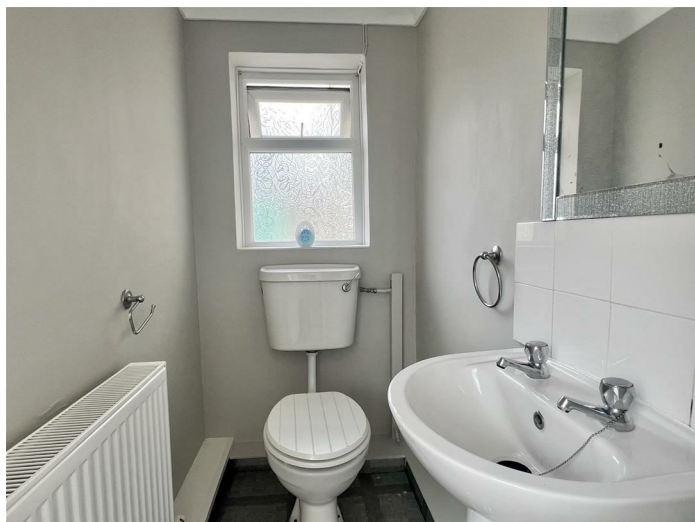
Also finished with a patterned tiled flooring. Wall mounted radiator and power sockets with double glazed window and door opening to the covered rear entrance.



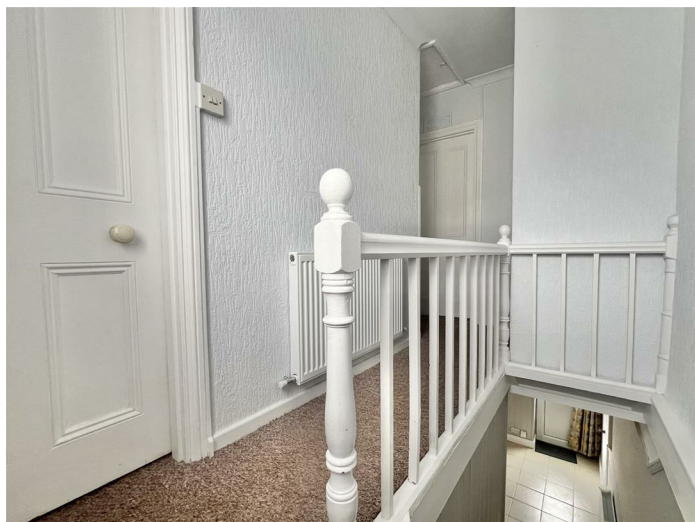
Door and step up to cloakroom/WC.

Cloakroom/WC

3'11" x 10'7" - max (1.20 x 3.25 - max)



With part tiled walls, obscure double glazed windows to the front and side. Low level WC with hand basin and tiled splashback. Wall mounted radiator.



Carpeted staircase with handrail to the first floor landing with double glazed window with deep display sill. Wall mounted radiator and louvre doors into storage cupboard. Doors to both bedrooms and bathroom.

Bedroom

10'7" x 8'1" (3.23 x 2.47)



Double glazed window to the rear with deep display sill and radiator.

Bedroom

8'9" x 11'8" (2.68 x 3.57)



Double glazed window to the front also with wall mounted radiator. Four double wall mounted sockets.

Bathroom

8'11" x 6'7" - max (2.72 x 2.01 - max)

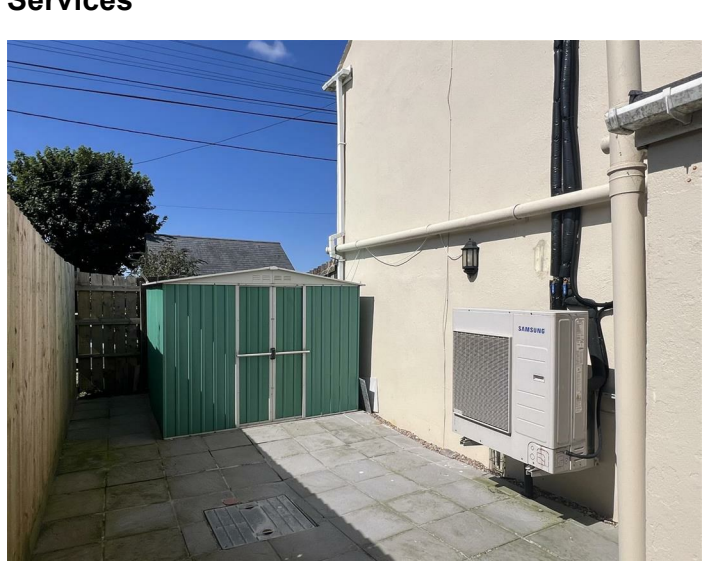


Comprising a white suite with low level WC, hand basin and tiled panelled bath with electric shower over. Finished with a part tiled wall surround with decorative border and tile effect floor covering. Wall mounted radiator with mirror storage above and obscure double glazed window to the front.

Outside



To the front is the low maintenance patio front garden area, as previously mentioned. To the rear from the utility/porch there is a covered area with double wall mounted socket and light, together with gateway leading out onto the parking for two vehicles. To the side, wraps around to a paved courtyard garden with large storage shed.



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

Agents Notes

Please note due to this being a period property the staircase is slightly steeper than normal.

There are solar panels to the rear of the property, the vendor has informed us these are owned.

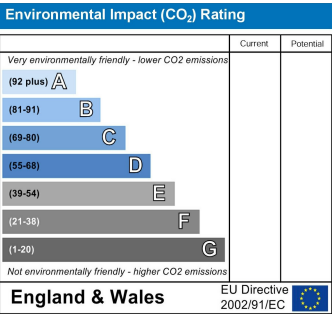
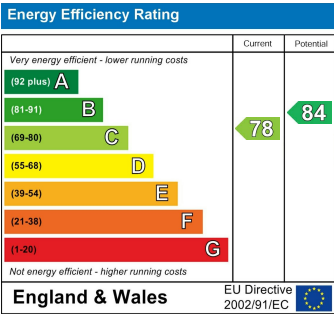
Air source heating.

Council Tax Band - A



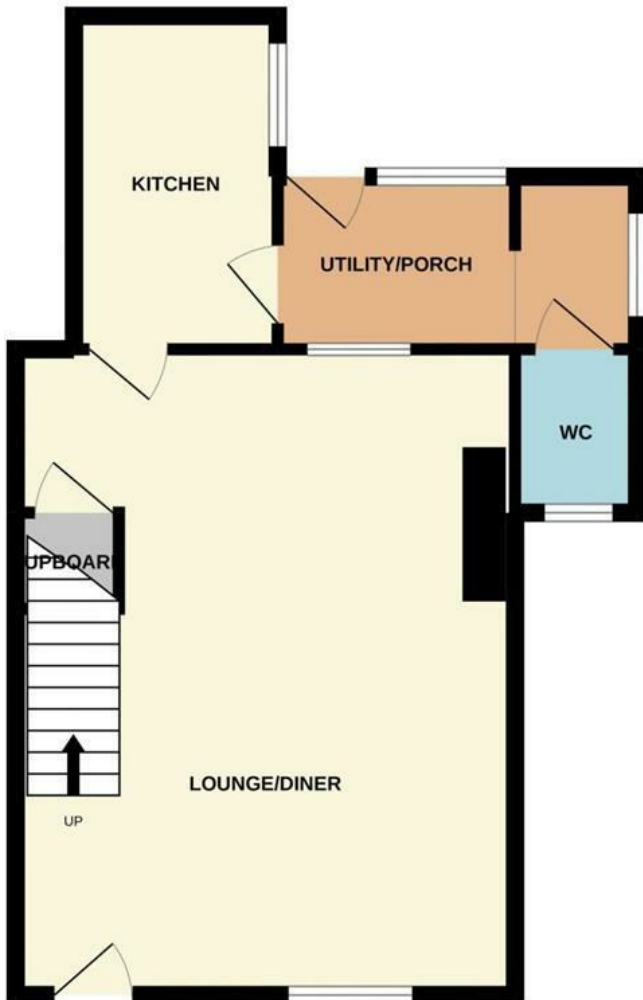
Broadband and Mobile Coverage

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

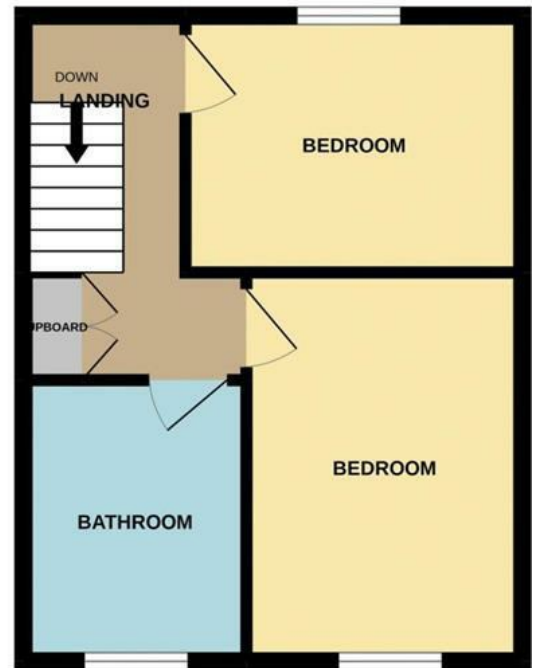




GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.0 sq.m.) approx.

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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