



MAY WHETTER & GROSE

GREBE VIEW , BOSWINGER, PL26 6LL
GUIDE PRICE £275,000



A WELL POSITIONED CHAIN FREE SEMI DETACHED HOUSE WITH TWO BEDROOMS WITH OFF ROAD PARKING. THE PROPERTY OCCUPIES A MANAGEABLE PLOT WITH A MODERN KITCHEN AND BATHROOM. ELECTRIC HEATING THROUGHOUT AND UPVC DOUBLE GLAZING. WITHIN CLOSE PROXIMITY OF HEMIC BEACH. AN EARLY VIEWING IS RECOMMENDED TO APPRECIATE THIS PROPERTY. EPC - F *SEE AGENTS NOTES*



Location

Boswinger is a village in south Cornwall, England, one mile from Gorran and approximately three miles south of Mevagissey. Boswinger is in the Cornwall Area of Outstanding Natural Beauty (AONB) with many popular beaches in close proximity. A truly delightful rural Cornish hamlet.

Directions

From the double roundabout by McDonalds in St Austell take the B3273 Pentewan Road. Continue this road passing Pentewan Sands Holiday Park on the left and proceed to the top of the hill, at the crossroads at the top of the hill turn right signposted Portmellon, Gorran Haven, St Ewe and follow this road until you see a right hand fork in the road signposted Treveor and Boswinger. At the top of the lane turn right and follow the road until you see the entrance to Sea View International Holiday Park, turn left here. Proceed down the hill a short way where Grebe View can be found on the left hand side of the road with parking available on the drive to the front of the property. Note: The garage to the left hand side of the drive does not belong to the property - anyone viewing, please ensure the garage access is not blocked.

Accommodation

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

Updated Upvc door with four inset glazed panels allows external access into entrance hall.

Entrance Hall

13'1" x 8'1" (3.99 x 2.47)



Upvc double glazed window to front elevation. Laminate wood flooring. Carpeted stairs to first floor with door providing access to storage below. Door through to lounge. Wood clad feature wall. Door opens to cupboard housing mains fuse box. Part Upvc clad ceiling.

Lounge

14'9" x 10'2" (4.52 x 3.12)



Two Upvc double glazed windows to front elevation overlooking the front garden. Continuation of wood effect laminate flooring. Morso Multi Fuel Burner set within chimney recess with slate fronting, hearth and wood mantle. Television aerial point. Wall mounted electric heater with in-built thermostat. Door through to kitchen.

Kitchen

15'2" x 8'8" (4.63 x 2.66)



A spacious twin aspect kitchen with Upvc double glazed windows to side and rear elevations. Door through to rear access/utility. Updated kitchen wall and base units benefitting from in-built fridge and freezer. Soft close technology. Fitted electric oven with four ring buttonless hob above and fitted extractor over. Space for washing machine. Continuation of wood effect laminate flooring. Wall mounted electric heater with in-built thermostat. Door provides access to cupboard. Roll top work surfaces. Stainless steel one and half bowl sink and draining board and central mixer tap. Water resistant cladding to rear and side wall.

Utility/Rear Access

7'6" x 2'7" (2.30 x 0.81)

Upvc double glazed door to rear elevation with three obscure glazed panels. Continuation of wood effect laminate flooring. To the rear of the room are three in-built shelves with space and plumbing below for washing machine.

Landing

5'9" x 2'7" - max (1.77 x 0.81 - max)

Doors to bedrooms one, two and family bathroom. Loft access hatch. Carpeted flooring.

Bathroom

5'10" x 5'6" (1.78 x 1.69)



Upvc double glazed window to rear elevation with obscure glazing. Updated white bathroom suite comprising low level flush WC with dual flush technology, pedestal hand wash basin with central mixer tap. Panel enclosed P-shaped bath with curved shower screen, central mixer tap and wall mounted shower attachment. Vinyl flooring. Heater towel rail. Fitted extractor fan. Water resistant cladding to walls.

Bedroom Two

10'0" x 8'9" - max (3.07 x 2.68 - max)



Three Upvc double glazed windows to side elevation.

Carpeted flooring. Wall mounted electric heater with in-built thermostat.

Bedroom One

14'9" x 8'10" - max (4.50 x 2.71 - max)



Two Upvc double glazed windows to front elevation. Carpeted flooring. Wall mounted electric heater with in-built thermostat. Door into airing cupboard housing the hot water tank. television aerial point.

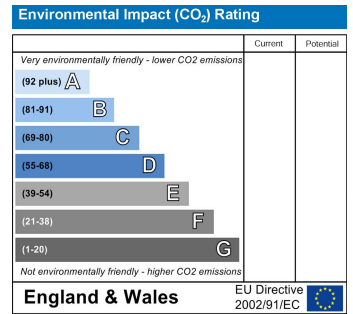
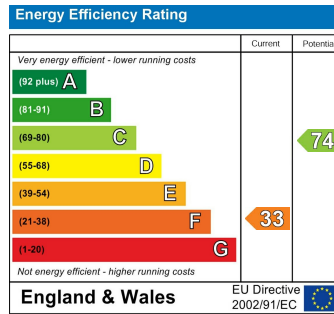
Outside



To the front a hardstanding driveway provides off road parking, to the side of this is a granite stone chipped area allowing off road parking. The remainder of the front garden is laid to lawn and is enclosed with low level wall to the front.

Via the left hand side of the property a hardstanding walkway flows across the side and around to the rear of the property. A wooden lockable gate provides a good degree of privacy.

The rear garden is in the form of a hardstanding area with access back through to the rear access/utility complete with outdoor tap.



Council Tax Band - B

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

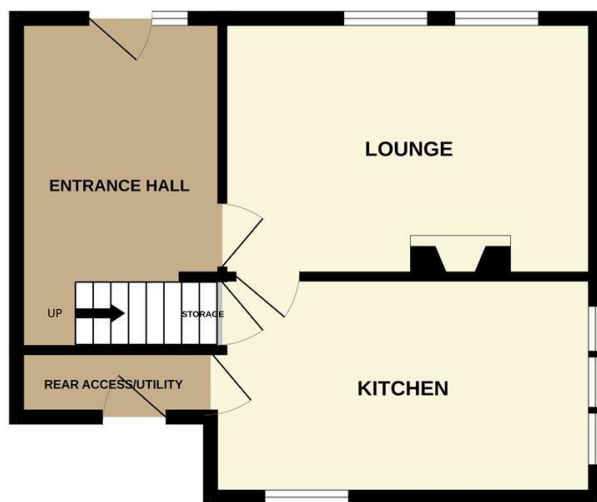
Agents Notes

In the lounge and both bedrooms some of the power points have inset USB charging points.

We have been informed that the sewage goes through various pumping stations and then onto the caravan park into the mains. There will be a charge of £25 plus VAT per month to be reviewed annually, this will be payable to Worldteam, this will be in addition to any foul drainage costs from South West Water.



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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