



MAY WHETTER & GROSE

14 SPRINGFIELD CLOSE, ST. AUSTELL, PL25 3BN
GUIDE PRICE £190,000



**** OFFERED WITH NO ONWARD CHAIN ****

LOCATED IN A SOUGHT AFTER CUL-DE-SAC A SHORT DISTANCE FROM LOCAL AMENITIES AND PRIMARY SCHOOLING IS THIS DELIGHTFUL TWO BEDROOM HOME REQUIRING UPDATING OFFERING GREAT SCOPE AND POTENTIAL WITH LOW MAINTENANCE ENCLOSED REAR GARDEN, TARMAC DRIVEWAY AND ELECTRIC GARAGE DOOR. SITUATED OFF SANDY HILL WITH A RECREATIONAL GREEN AREA CLOSE BY. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS WONDERFUL POSITION WITHIN THIS CUL-DE-SAC.

**** SEE AGENTS NOTES ****

***** EPC - AWAITING *****



Directions:

From St Austell head down Sandy Hill past Sandy Hill Primary School on your left hand side, at the mini roundabout turn left sign posted Treverbyn Gardens and Springfield Close. Follow the road approximately 100 yards turning right into Springfield Close take the immediately first right the property will be set back back on the left hand side towards the corner. A board will be erected for convenience.

Accommodation:

From the tarmac driveway there is a obscure double glazed door with outside light. Opening through into entrance porch. High level double glazed window with deep display sill. High level electric fuse box.

Living Room:

10'7" x 14'4" (3.23m x 4.39m)



Large double glazed window. Pull back vertical blinds. Radiator. Understairs storage with slated shelving and light.

**Kitchen Diner:**

13'8" x 8'9" (4.19m x 2.67m)



Double glazed window and sliding doors opening out onto the low maintenance rear garden. The kitchen comprises of a range of light pattern fronted wall and base units. Roll top laminated work surface and tiled splashback. One and a half bowl sink and drainer with mixer tap. Insert and free standing space for white good appliances. Within the dining area there is a telephone point. Radiator. Recess spotlighting throughout.



Staircase with hand rail to first floor landing. Access to the loft. Doors to both double bedrooms and bathroom.

Bedroom One:

8'1" x 13'9" (2.47m x 4.20m)



Two double glazed windows enjoying an outlook over the garden and the children's play park behind. Radiator.

Bedroom Two:

8'2" x 11'3" (2.51m x 3.43m)



Situated to the front. Mirror fronted built in wardrobes, with louvre wood storage cabinets above. Double glazed window. Radiator.

Bathroom:

6'6" x 6'9" (max) (1.99m x 2.07m (max))



Comprising coloured suite with low level WC, hand basin and panel bath. Part tiled wall surround. High level obscure double glazed window. Low level radiator.

Garage:

8'2" 16'6" (approx) (2.49m 5.03m (approx))



There is a tarmac driveway with parking for approximately two vehicles. Electric roller door into garage. Power and light. Eaves storage above. Part single glazed door opening to the rear garden.

Outside:



The garden can also be accessed from the kitchen/diner this leads out onto a paved patio area with granite stone border surround. Back drop of Cornish hedge stone wall and hedging which backs onto the children's play and recreational area.



Council Tax Band - C

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

Agents Notes:


Probate applied for, not yet granted.



Energy Efficiency Rating

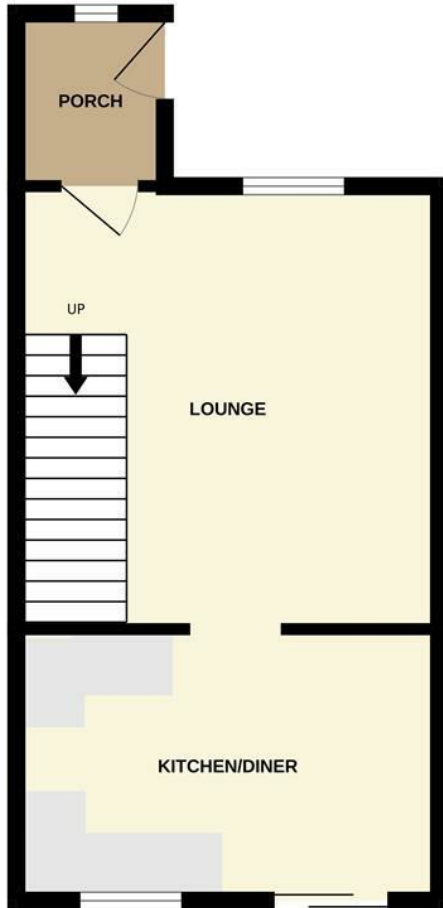
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

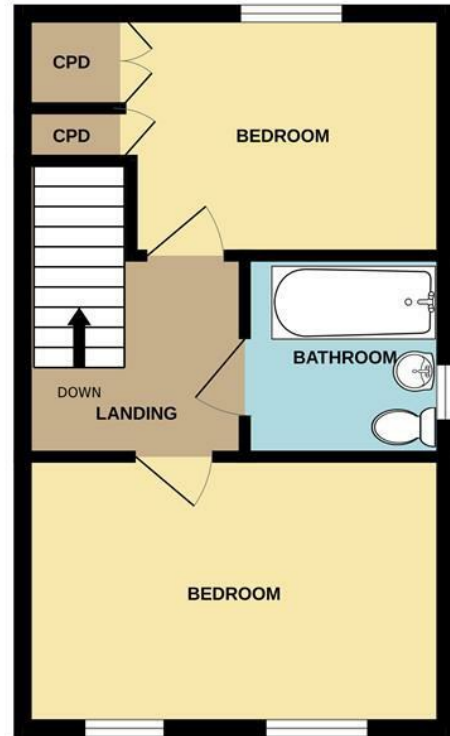
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



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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