



MAY WHETTER & GROSE

21 CHY PONS, ST. AUSTELL, PL25 5DH
GUIDE PRICE £395,000



A WELL SITUATED DETACHED REVERSE ACCOMMODATION HOUSE WITH THREE/FOUR BEDROOMS, PRINCIPAL WITH EN-SUITE SHOWER ROOM. FURTHER BENEFITS INCLUDE GARAGE AND OFF ROAD PARKING. THE PROPERTY IS LOCATED AT THE VERY END OF A NO THROUGH ROAD AND IS WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE. UPVC DOUBLE GLAZING THROUGHOUT, MAINS GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS EXTREMELY WELL PRESENTED FAMILY HOME, WITH THE ADDITIONAL BENEFIT OF PLANNING PERMISSION GRANTED FOR A TWO STOREY EXTENSION. EPC -

C

PLEASE SEE AGENTS NOTES



Location

Situated within walking distance of St Austell town centre and has easy road access to Truro and Newquay. In our opinion due to its private lane location, this property has the advantage of providing a safe area for children to play. St Austell town centre has been recently regenerated and offers a wide range of shopping, educational and recreational facilities. 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

From St Austell head up and out onto Edgcumbe Road in the direction of Trewoon, follow the road up as the road bears to the left, take the right hand turn and into Trevoze Crescent, immediately taking the next right into Chy Pons, follow down the hill taking the right turn at the bottom of the no through road. Number twenty one is located at the end of the road nestled in the right hand corner..

Accommodation

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

Upvc double glazed front door with inset obscure leaded detailed glazing allows external access into entrance hall.

Entrance Hall

12'9" x 9'1" - max (3.90 x 2.78 - max)



Doors through to bedrooms one, two, three and family bathroom. Additional door opens to provide access to a storage cupboard housing the combination gas fired central heating boiler. Additional door to the side of the bathroom door opens to provide access to an airing cupboard. Tiled flooring. Radiator. Carpeted stairs to first floor.

Family Bathroom

6'10" x 5'3" (2.09 x 1.61)



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

Bedroom Three

11'3" x 7'6" (3.43 x 2.29)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator.

Bedroom Two

11'3" x 8'4" (3.44 x 2.56)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Feature part wood panelled wall.

Bedroom One

14'9" x 10'8" (4.51 x 3.27)



Upvc double glazed window to front elevation. Door through to en-suite shower room. Door into in-built storage cupboard. Fitted wardrobes with bespoke shelving to the side. Telephone point. Carpeted flooring. Radiator.

En-Suite Shower Room

4'8" x 5'4" (1.43 x 1.65)



Matching three piece white suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap, fitted shower enclosure with sliding glass shower doors and wall mounted MIRA shower. Tiled walls. Tiled flooring. Radiator. Fitted extractor fan. Electric plug in shaver point.

Landing

12'9" x 7'2" - max (3.91 x 2.20 - max)



Upvc double glazed window to side elevation providing natural light. Doors to WC, reception room two/bedroom four, lounge and kitchen/diner. Carpeted flooring. Loft access hatch. Radiator. Door into over stairs storage cupboard.

W.C.

7'5" x 3'10" (2.28 x 1.18)



Upvc double glazed window to rear elevation with obscure glazing. Matching two piece white WC suite comprising low level flush WC with dual flush technology and hand wash basin with central mixer tap. Wood effect vinyl flooring. Part wood clad feature walls. Radiator.

Reception Room Two/Bedroom Four

16'3" x 8'2" (4.97 x 2.51)



A lovely twin aspect room with Upvc double glazed window to front elevation and Upvc double glazed patio doors to rear elevation allowing access to the spacious rear garden. Luxury wood effect vinyl flooring. Focal multi fuel burner set on slate hearth with externally vented flue. Radiator. Television aerial point. This versatile room would suit a number of uses.



Lounge

16'3" x 11'5" (4.96 x 3.48)



Three Upvc double glazed windows to front elevation providing a great deal of natural light and views. Carpeted flooring. Focal electric fire set within decorative surround with matching hearth and mantle. Telephone point. Television aerial point. Radiator.



Kitchen/Diner

14'11" x 10'10" (4.57 x 3.32)



Well lit with Upvc double glazed windows to front and rear elevations. Door through to utility. Updated kitchen wall and base units, roll edged work surfaces, fitted AEG oven with five ring mains gas hob above and fitted extractor hood over. Tiled walls to water sensitive areas. One and half bowl composite sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Space for dining table. Radiator. Luxury wood effect vinyl flooring. The kitchen benefits from integral dishwasher.



Utility

8'7" x 7'10" (2.64 x 2.41)



Upvc double glazed window to rear elevation and Upvc double glazed door providing access to the enclosed rear garden. Continuation of kitchen and wall base units and work surfaces. Space for washing machine and tumble dryer. Stainless steel sink with matching draining board and central mixer tap. Luxury wood effect vinyl flooring.

Outside



Conveniently located at the very end of the no through road, occupying a private setting located on the right hand side of the dead end.

To the front a brick drive provides off road parking for two vehicles and provides access to the garage.

Garage

16'6" x 8'4" (5.03 x 2.55)

Electric remote control door. Light and Power.



To the front is a manageable area of lawn which flows around to the left hand side of the property.

Steps to the left hand side lead up to provide access to a wooden gate providing access to the enclosed rear garden.



Either accessed via the side gate or from the utility room and immediately to the rear of the property is a large paved patio area complete with outdoor tap. High level rendered wall provides shielding from the elements.

The top section of the garden is laid to lawn with an elevated paved patio area, the rear boundary is clearly identified with wood fencing providing a good degree of privacy. Between the fencing and lawn is an elevated well stocked planting bed.

The fence dog legs out providing another shielded area to the far corner. To the front of this is a large established tree and elevated planting bed.

Steps lead down onto a slate chipped area, to the left hand side two tiered composite decking enclosed with wood fencing provides a further entertaining

space. From this area steps lead down to provide access to a sunken area of lawn which is enclosed with herringbone stone wall which is topped with an array of established plants and shrubbery. Summerhouse set on a decked area.



Council Tax Band - D

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

Some of the rooms have power points with inset USB charging points.

There is a Tree Preservation Order in place.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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

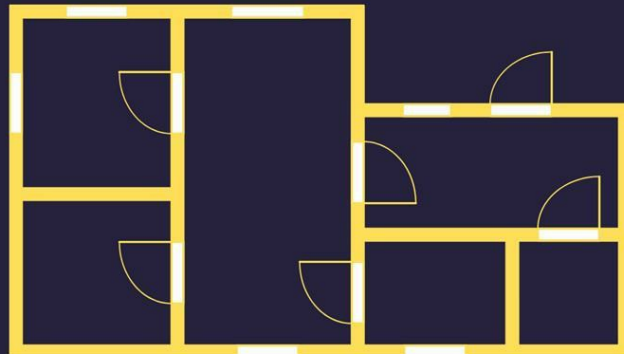
EU Directive
2002/04/EC



MAY WHETTER
& GROSE

ESTABLISHED 1920

FLOORPLAN COMING SOON



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

