



MAY WHETTER & GROSE

103 TREGONISSEY ROAD, CORNWALL, PL25 4DL
GUIDE PRICE £285,000



OFFERED WITH NO ONWARD CHAIN. AN OPPORTUNITY TO PURCHASE A THREE DOUBLE BEDROOM DETACHED FAMILY RESIDENCE. BENEFITS FROM LARGE DOUBLE GARAGE/WORKSHOP WITH PIT AND FOUR POST RAMP TOGETHER WITH AN ADDITIONAL GARAGE WITH WORKSHOP PIT. ALL LOCATED WITHIN A SHORT DISTANCE OF ST AUSTELL TOWN, THE RAILWAY STATION AND BOTH PRIMARY AND SECONDARY SCHOOLING. ALTHOUGH REQUIRING UPDATING THROUGHOUT OFFERS GREAT SCOPE AND POTENTIAL. THE PROPERTY IS SET BACK BEHIND A PILLARED OPEN DRIVEWAY ENTRANCE AND SLIGHTLY ELEVATED AND OFFERS A SPACIOUS LOUNGE, KITCHEN/DINER AND PORCH TO THE REAR WITH OPEN TREADED STAIRCASE TO THE BEDROOMS AND SHOWER ROOM. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS POSITION, SCOPE AND POTENTIAL. EPC - E
SEE AGENTS NOTES



Location

Located a short distance of the market town of St Austell Centre, railway and bus station, within a short walk to a local Tesco Express with the bus route nearby on Tregonissey Road. The leisure centre is not far. Within walking distance of the centre of St Austell offering a 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 town head up East Hill at the roundabout turn left onto Kings Avenue at the next roundabout turn right in front of the railway station onto Polkyth Road. Follow along past the park on your left hand side, at the next roundabout turn left onto Poltair Road heading up towards the secondary school and the Football Club. At the roundabout take the second exit to the right along Tregonissey Road and past the college the road will bear around to the left past Trelawney Road on your right and Sycamore Avenue on your left. Approximately 200 yards past Sycamore Avenue the property is set back elevated on the left hand side. A board will be erected for convenience. Driveway and garages are to the rear of the property.

Accommodation

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

To the front steps and pathway lead to an obscure aluminium frame double glazed door into the impressive size lounge.

Entrance Porch

14'4" x 3'11" (4.39 x 1.21)



Double glazed windows and door opening out. Finished with tiled flooring and wall mounted radiator. Additional door into cloakroom/WC.

Cloakroom/WC

8'4" x 4'8" (2.56 x 1.44)



Comprising low level WC, hand basin. Obscure double glazed window to the side. Tiled flooring. Space and plumbing for further white good appliances.

Kitchen/Diner

8'6" x 19'1" (2.60 x 5.82)



Recently fitted herring bone styled flooring. Two double glazed windows, one to the rear and one to the side both with blinds. The kitchen comprises a range of wood fronted wall and base units complimented with roll top laminated work surface and tiled splashback. One and half bowl stainless steel sink and drainer with mixer tap. Free standing space for white good appliances. In the former chimney recess there is the floor mounted gas boiler. Obscure glass panel door opens into entrance porch to the rear.



Lounge

22'5" x 11'11" - max (6.84 x 3.65 - max)



Open beam ceilings and two large double glazed windows to the front both with deep display sills, one with radiator beneath. Focal point of four bar gas fire set onto a raised hearth with attractive wood panelling surround. The open carpeted staircase to the first floor and obscure glazed panel door into kitchen/diner to the rear.



Carpeted staircase to the landing, with doors to all three bedrooms and bathroom. Double doors into airing cupboard housing the water cylinder and slatted shelving with loft access above.

Bedroom

9'0" x 10'8" - max (2.75 x 3.27 - max)



Large double glazed window to the front enjoying some countryside glimpses with deep display sill. Wall mounted radiator.

Principal Bedroom

12'0" x 11'6" (3.67 x 3.52)



Enjoying a similar outlook from a double glazed window with deep display sill. Wall mounted radiator.

Bedroom Three

8'7" x 12'7" (2.62 x 3.84)



Having a great deal of natural light from two double glazed windows one to the rear and one to the side. Radiator beneath the rear window. Door into recessed wardrobe storage.

Shower Room

7'7" x 8'8" (2.32 x 2.65)



Also located to the rear of the property. Obscure double glazed window with pull back vertical blind. Door into storage with shelving. This remodelled suite comprising low level WC, hand basin set into white gloss vanity unit, part tiled splashback and sliding door into good size cubicle with polished wall mounted surround and wall mounted electric MIRA shower. Radiator with mirror above. Tile effect floor covering.

Outside



A wonderful selling point of this property is not only the internal size and scope but the wonderful outdoor space all located to the rear of the property. Accessed from a wide driveway.

To the front there is a wrought iron gate with steps up onto a low stone pebbled front garden area enclosed by some mature hedging and some low level planting.

The driveway leads up to a metal gate and opens into a hard standing area where there is a tap and this will also bear around to the left where there is a larger area of granite stone chipping parking which leads to the impressive garage/workshop. There is also an additional outside tap here.

Garage

15'5" x 18'6" (4.72 x 5.65)

The first of the garages has a ramped access to the front and pedestrian gated access to the side. Workshop pit, single glazed window to the side and open eaves. Power and light.



Garage/Workshop

26'2" x 19'5" - max (8.00 x 5.93 - max)

The second garage/workshop has large metal double doors which open into the workshop area. Workshop pit and four post ramp.

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

Agents Note

103 Tregonissey Road owns the drive but number 99 have pedestrian access over to their rear entrance door.

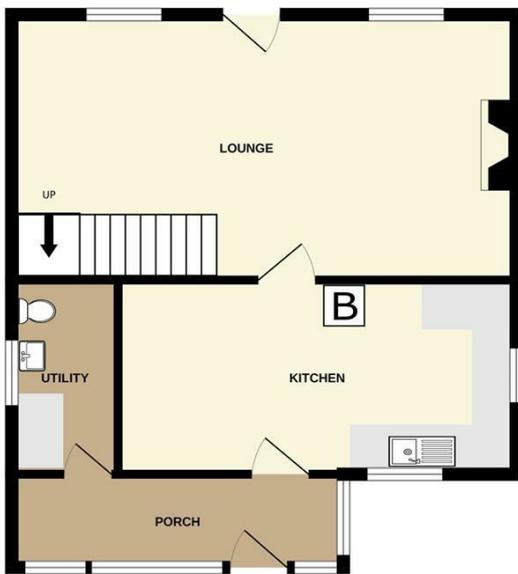
The vendors have informed us the property is currently being registered, which might impact on conveyancing timescales.

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			
		52	76
England & Wales		EU Directive 2002/91/EC	

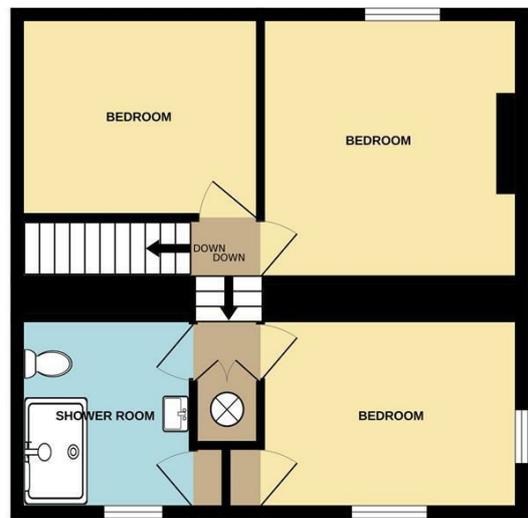
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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