



MAY WHETTER & GROSE

**30 KOBER WAY, ST AUSTELL, PL25 3GE
OFFERS IN EXCESS OF £230,000**



OFFERED WITH NO ONWARD CHAIN, A SHORT DISTANCE FROM THE A390, ST AUSTELL BAY BEACHES AND PRIMARY AND SECONDARY SCHOOLING. ENJOYING A SUNNY ASPECT GOOD SIZE REAR GARDEN, IS THIS TWO DOUBLE BEDROOM HOME WITH GOOD SIZE LOUNGE/DINER TO THE REAR, MODERN KITCHEN AND CLOAKROOM/WC TOGETHER WITH FAMILY BATHROOM. TO THE SIDE, OFF ROAD ALLOCATED PARKING FOR TWO VEHICLES. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS SIZE AND POSITION. EPC - B *SEE AGENTS NOTES*



Location

Situated in convenient location for the Holmbush complex, providing a Tesco supermarket, bakery and takeaways. St Austell town centre is within 2 miles 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 out onto the A390, past the Holmbush Inn on your left hand side and Niles Bakery on the right, at the traffic lights carry straight on to the next set of traffic lights. Turn right up onto Cuddra Road and up into the development. Follow the road up past the children's playpark on the right hand side, taking the next left onto Kober Way. Follow the road around and keep to the right, as the road straightens out the property will be set back on the right hand side towards the end of the brick paved area.

Accommodation

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

To the side of the property there is the allocated parking with latched gate giving access to the rear garden.

From the front a paved pathway leads to the property with covered canopy and outside courtesy lighting. Bordered by lawn area to both sides. Front door with obscure part glazed panel door leading into entrance hall.

Entrance Hall



Carpeted flooring, which continues through into the

main living area to the rear and onto the stair case. Doors to all living accommodation on this floor.

Kitchen

5'10" x 10'3" - max (1.78 x 3.13 - max)



Comprising white gloss fronted kitchen units complimented with square edged work surface with matching splashback. Stainless steel sink and drainer with mixer tap. Four ring hob with integrated oven below and extractor above with attractive tiled splashback with deep pan and cutlery drawers. Under unit space and plumbing for white good appliances. All finished with a strip wood effect floor covering. Radiator and double glazed window to front with tiled sill and roller blind.

Cloakroom/WC

5'8" x 2'9" (1.74 x 0.86)



Comprising low level WC and hand basin. Tiled splashback. Finished with similar floor covering to the kitchen. Wall mounted radiator and wall mounted extractor.

Main Living Area

15'4" x 12'8" - max (4.69 x 3.88 - max)



Located to the rear and enjoying an outlook over the garden from a set of double glazed doors which open out onto a paved patio area with further window to the side with roller blind and deep display sill. Radiator beneath the window, further radiator and ample array of double sockets and TV point. Door into good size understairs storage.

Staircase with oak style handrail with white spindles turning to the first floor landing. Access to the loft. PIV system. Doors to both bedrooms and bathroom.

Principal Bedroom

10'0" x 12'9" - max (3.07 x 3.90 - max)



Three double wall mounted sockets, TV and telephone point. Radiator beneath a deep display sill and double glazed window enjoying an outlook down over the garden.

Bathroom

6'1" x 6'8" (1.86 x 2.05)



Comprising a white suite with low level WC, hand basin with part tiled splashback and panelled bath with square edged shower screen. Polished part tiled wall surround. Wall mounted shaver socket and heated towel rail. Strip wood effect floor covering. Ceiling mounted extractor.

Bedroom

8'8" x 12'9" (2.65 x 3.91)



Double glazed window to the front with deep display sill and radiator beneath. Three double wall mounted sockets together with TV point. Over stairs storage recess with slatted shelving and housing the boiler system.

Outside



To the side there is allocated parking for two vehicles, with latch gate and fence. Double doors from the main living area open out onto an area of open lawn enclosed by strip wood fence panelling, an ideal blank canvas. The garden enjoys a great deal of sun throughout the day and into the evening.



Council Tax Band - B

Broadband and Mobile Coverage

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

Services

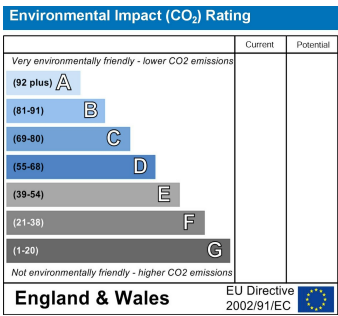
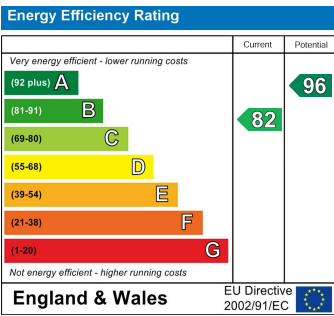
None of the services, systems or appliances at the property have been tested by the Agents.

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

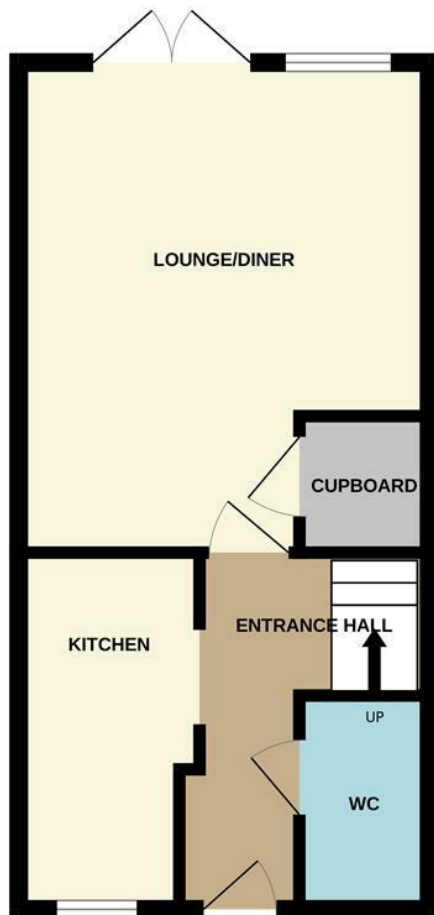
Agents Notes

Devonshire Homes will be organising a management company for the development. This is yet to be set up but there will be a month charge for the up keep of the communal areas.
Two Allocated Parking Spaces

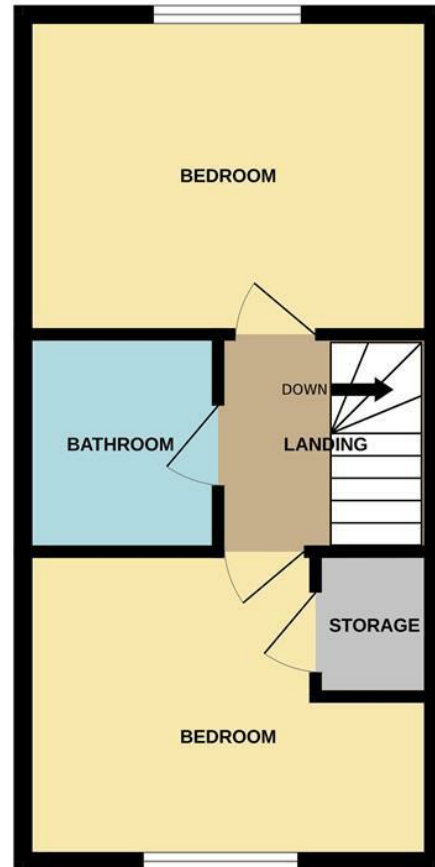




GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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