



**MAY WHETTER & GROSE**

**27 CORMORANT DRIVE, ST. AUSTELL, PL25 3BB**  
**GUIDE PRICE £300,000**



A WELL POSITIONED CHAIN FREE DETACHED BUNGALOW SITUATED IN THE POPULAR 'BIRD SANCTUARY' BOASTING THREE BEDROOMS AND TWO RECEPTION ROOMS. THE PROPERTY ENJOYS A DETACHED GARAGE TO THE LEFT HAND SIDE AND OFF ROAD PARKING. THE BUNGALOW BENEFITS FROM A LARGE, EXTENDED KITCHEN-DINER, WITH A HOWDENS KITCHEN AND LIGHT OAK FLOORING. FURTHER BENEFITS INCLUDE WET ROOM, SPACIOUS REAR GARDEN, UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING. THE BUNGALOW OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING AND WOULD BENEFIT FROM COSMETIC REFRESHMENT. LOCATED WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES. EPC: D



## Location

St Austell town centre is situated approximately 1 miles away 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 town centre, head along Polkyth Road to the traffic lights by Aldi turn right, then immediately left down Sandy Hill. As you head down, almost opposite Sandy Hill Primary School, is the turning into Mitchell Road. Follow the road, turning right onto Cormorant Drive. Proceed down the road where number 27 can be located on the left hand side of the no through road.

## Accommodation

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

Upvc double glazed door provides external access into entrance hall with upper and lower obscure detailing.

## Entrance Hall

15'8" x 8'10" (4.80 x 2.71)



Matching sealed glazed unit to right hand side of front door. Doors through to all accommodation. Additional door opens to provide access to a useful inbuilt storage void offering hanging storage facilities. Door to boiler cupboard housing the Worcester central heating boiler, slatted storage options inset below. Carpeted flooring. Radiator. Textured ceiling. BT OpenReach telephone point. Loft access hatch. Wall mounted thermostat.

## Lounge

14'11" x 11'10" (4.56 x 3.63)



Large Upvc double glazed window to front elevation overlooking the front garden. Radiator. Carpeted flooring. Textured ceiling. Television aerial point.

## Dining Room

15'6" x 8'4" (4.74 x 2.56)



Upvc double glazed window to side elevation. Tile effect vinyl flooring. Radiator. Door opens to provide access to inbuilt storage void, previously housing the old boiler. Textured ceiling. High level fuse box. Large opening through to:



### **Kitchen**

10'10" x 8'3" (3.31 x 2.53)



A large extended kitchen/diner with Upvc double glazed door to side elevation with upper obscure glazing. Upvc double glazed window to rear elevation overlooking the spacious rear garden laid to lawn. Howdens kitchen finished in a light grey. Square edge work surfaces. Stainless steel sink with matching draining board and central mixer tap. The cooker, fridge and washing machine are included in the sale. The kitchen benefits from soft close technology. Tiled walls to water sensitive areas. Light oak flooring. Textured ceiling.

### **Bedroom Two**

12'2" x 8'11" (3.73 x 2.72)



Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Carpeted flooring. Textured ceiling. Radiator. Fitted double door wardrobe.

### **Bedroom Three**

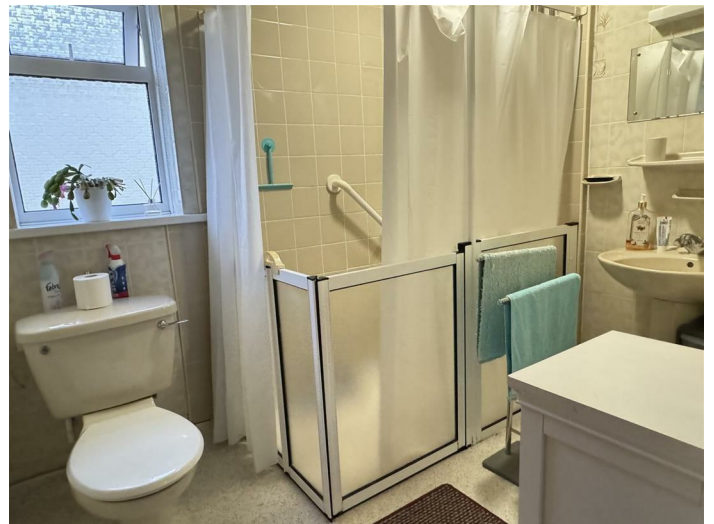
9'10" x 6'10" (3.02 x 2.10)



Upvc double glazed window to rear elevation. Radiator. Textured ceiling.

### **Wet Room**

8'2" x 6'3" (2.50 x 1.92)



Upvc double glazed window to side elevation with obscure glazing. Matching champagne colour wet room with low level flush WC, pedestal hand wash basin with central mixer tap and open shower enclosure with wall mounted shower. Non slip flooring. Tiled walls. Textured ceiling. Radiator. Electric wall mounted light. Plug in shaver point.



### Bedroom One

11'10" x 9'10" (3.61 x 3.01)



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

### Outside



Accessed via the left hand side of the no through road, to the front a tarmac drive allows off road parking for two vehicles and provides access to the properties garage.

### Garage

21'3" x 8'1" (6.49 x 2.47)



(Unmeasurable at time of inspection) Located to the left hand side of the property. Metal up and over garage door. Pedestrian door to the side. Wood frame window to rear elevation. Light and Power.



The front garden is laid to lawn and well enclosed with an array of planting and shrubbery providing a good degree of privacy. A hardstanding walkway flows across the front of the property which opens to paving to the right hand side, a fantastic Al Fresco dining spot.

Access to the rear garden can either be made via the kitchen or the gated walkway to the left of the property. Located to the rear of the garage is an area of paved patio with elevated established planting beds to the left hand side. The boundaries are clearly defined with block wall to the left and rear elevations and wood fencing to the right hand side. The rear garden is predominantly laid to lawn with outdoor tap to the rear. To the right hand side is a further hard standing area with elevated planting beds.

Council Tax: Band - C



Broadband and Mobile Coverage

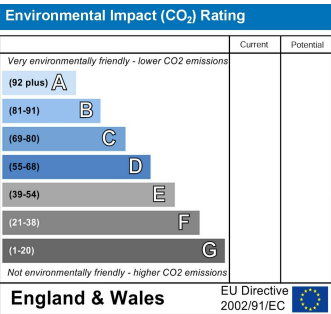
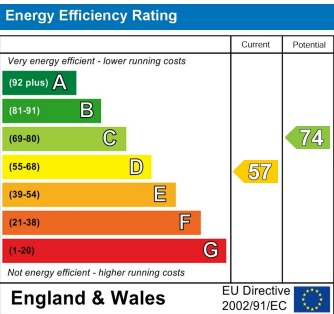
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

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











## Ground Floor



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