



MAY WHETTER & GROSE

**1 THE CRESCENT, ST. AUSTELL, PL25 4TA  
OFFERS IN EXCESS OF £200,000**



OFFERED WITH NO ONWARD CHAIN AND ENJOYING VIEWS OVER THE VILLAGE GREEN IN A POPULAR RESIDENTIAL DEVELOPMENT. CONVENIENTLY POSITIONED AND WITHIN EASY ACCESS TO ST AUSTELL TOWN, RAILWAY STATION, LOCAL AMENITIES AND SCHOOLING. THIS THREE BEDROOM DETACHED FAMILY HOME OFFERS LOUNGE, CLOAKROOM WC, KITCHEN DINER AND FAMILY BATHROOM AND IS SET ON A CORNER PLOT WITH ENCLOSED LOW MAINTENANCE GARDEN AND A BRICK PAVED DRIVEWAY. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITIONS. SEE AGENT NOTES

\*\* EPC - AWAITING \*\*



**Directions:**

From St Austell head down to Polkyth Road past the leisure centre on the right hand side, fire station and ambulance station at the mini roundabout take the third exit into the development. In front of you there will be a commercial building and bare left down Chapmans Way. At the bottom of Chapmans Way the property will appear on the right hand side at the start of The Crescent. A board will be erected for convenience. The parking is located to the side.

**Location:**

Located within a development know as The Village and within a short distance from St Austell town and railway station.

**Accomodation:**

To the front a covered front entrance with half moon light panel and double glazed sash window to the sides opens into the welcoming hallway, finished with a hard wearing patterned tiled flooring. Carpeted staircase turning to the first floor. Doors to all downstairs living accommodation and one into large understairs storage cupboard. Radiator discreetly hidden by attractive radiator cover.

**Cloak Room:**

3'9" x 5'10" (max) (1.16m x 1.80m (max))



Tiled flooring. Obscure double glazed sash window to the side with extractor above. Low level WC and hand basin with tiled splash back.

**Lounge:**

15'1" x 12'8" (max) (4.60m x 3.87 (max))

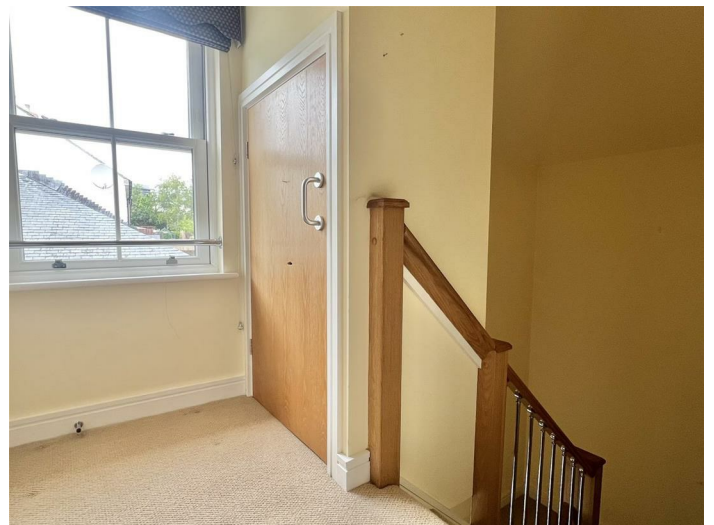


Offering a dual aspect to the side and rear from five double glazed sash windows, two of which have attractive arched light panels above and both with radiators beneath.



**Kitchen Diner:**  
8'6" x 17'5" (2.61m x 5.32m)

**Landing:**



The kitchen itself comprises a range of light bevelled edge fronted wall and base units complimented with roll top laminated work surface. Incorporating four ring Bosch gas hob, stainless steel splash back and extractor above and deep pan draws beneath. One and half bowl stainless steel sink and drainer with mixer tap. Also benefiting from built in Bosch oven, integrated fridge freezer and washing machine. Finished with hard wearing tiled pattern flooring. Radiator hidden behind attractive radiator cover. Three double glazed sash windows. Door with arched light panel above leading out to the parking area.

Carpeted staircase with oak handrail and chrome spindles turns to the first floor landing. Double glazed sash window to the front with views toward the communal green. Low level over stairs storage with electric heater and slated shelving. Further doors to all three bedrooms and bathroom.



**Bathroom:**

7'6" x 5'6" (max plus recess into shower) (2.30m x 1.70m (max plus recess into shower))



Tiled flooring with part tiled wall surround, the feeling of space being enhanced by the large wall mounted integrated mirror. White suite with low level WC, large hand basin with mixer tap, and tiled panelled bath. Bifold door into shower cubicle with integrated system. Heated towel rail with vanity storage cupboard above.

**Bedroom:**

12'8" x 8'8" (3.87m x 2.65m )



Double glazed sash window to side. Radiator. Two storage cupboards.

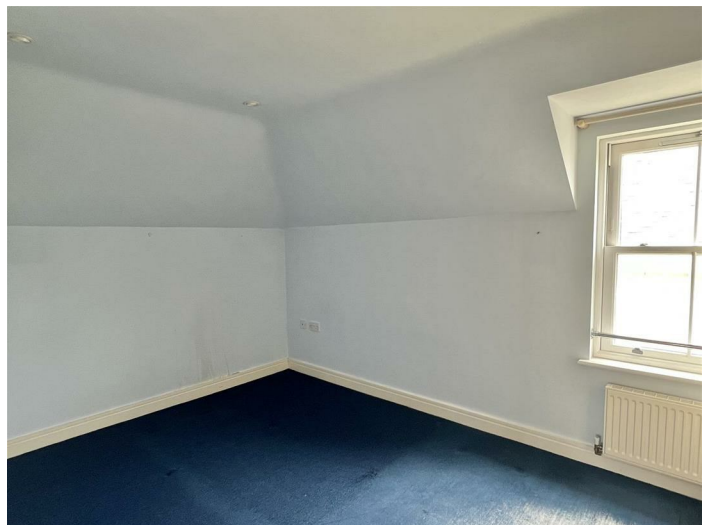


**Bedroom:**

8'8" x 12'8" (max) (2.66m x 3.88m (max))



Double glazed sash window. Radiator. Benefiting from light wood fronted built in wardrobe storage.



**Bedroom:**

9'0" x 6'0" (2.76m x 1.85m)



Double glazed sash window. Radiator. Built in display shelving.

**Outside:**



To the side there is brick paved parking for two cars. Timber arch gate and high wall surround into courtyard styled garden with paving enclosed by low level strip fence panelling and some planting. The patio continues around the side where a abundance of maturing shrubbery and trees with stone pebbled low maintenance base. Enclosed by Cornish stone wall offering good degree of screening and privacy. Outside tap. Power socket.





### 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>

### Services:

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

### Floor Area:

The floor area measurement is taken from the EPC.

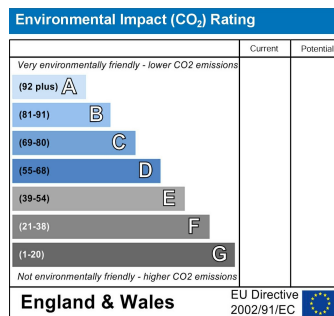
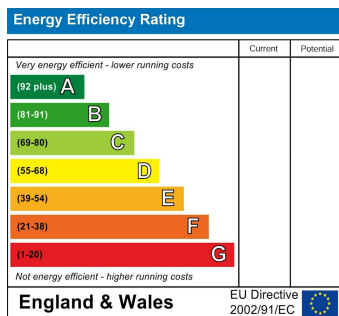
### Viewing:

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](mailto:sales@maywhetter.co.uk)

### Council Tax Band - C

### Agents Notes:

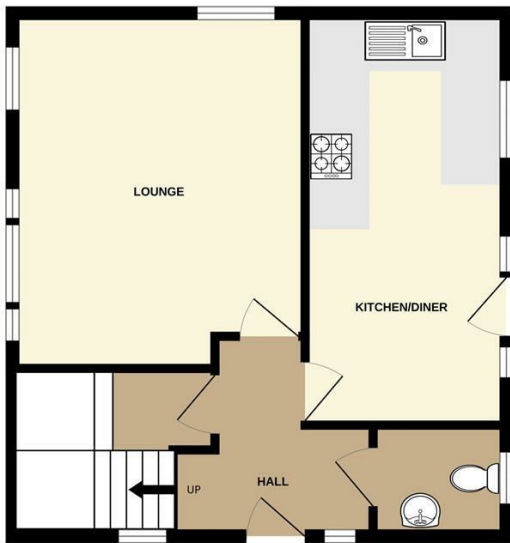
Management company - Belmont Management In Truro. Belmont management had advised the current yearly service charge £240.20pa.



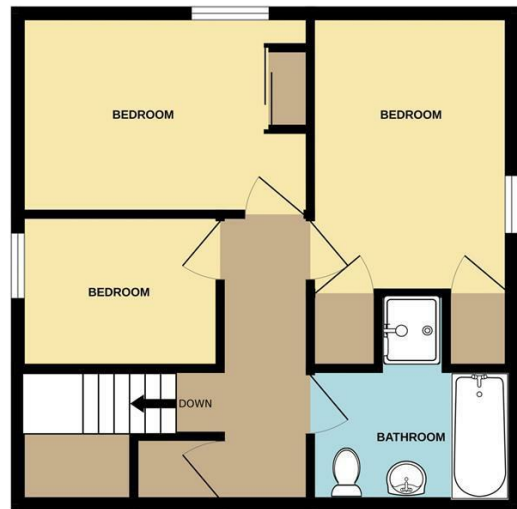




GROUND FLOOR



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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