

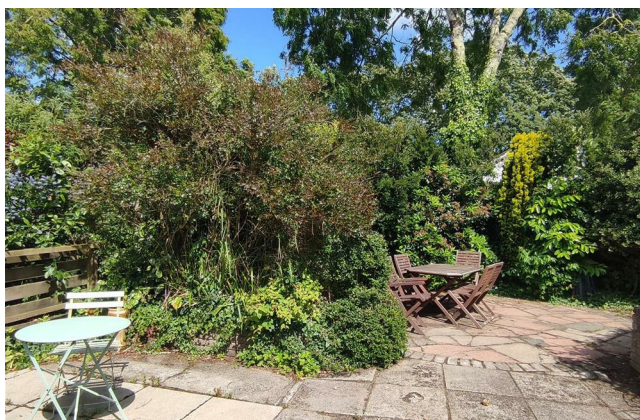


MAY WHETTER & GROSE

**2 EDINBURGH CLOSE, CARLYON BAY, PL25 3PN
OFFERS IN EXCESS OF £400,000**



LOCATED A SHORT DISTANCE FROM THE BEACH, COASTAL FOOTPATH AND GOLF COURSE WITHIN THE MUCH SOUGHT AFTER AREA OF CARLYON BAY IS THIS WELL PRESENTED ATTRACTIVE DETACHED BUNGALOW IN A POPULAR CUL-DE-SAC POSITION. OFFERS LOUNGE/DINER, KITCHEN, CONSERVATORY TO THE REAR, THREE DOUBLE BEDROOMS AND SHOWER ROOM PLUS ADDITIONAL SEPARATE WC. SET WITHIN WELL KEPT FORMAL GARDENS WITH DRIVEWAY AND PARKING TO THE SIDE. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS CONVENIENT POSITION. BEING ONLY A SHORT DISTANCE FROM THE BUS STOP, LOCAL EATERIES AND SUPERMARKETS. EPC - D



Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, the renowned Edie's restaurant and a 4* hotel with two restaurants, AJ's coffee bar and Indian and Chinese restaurants. Charlestown is a popular Georgian harbour side village, which can be accessed from a coastal footpath close to the property, and is situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats and several tall ships, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers and The Eagle Has Landed, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses.

Directions

From St Austell come into Carlyon Bay past Charlestown Primary School on your left hand side carrying on down the hill towards the beach, take the second main turning on the left hand side into Edinburgh Close and the property will appear on the right hand side. A board will be erected for convenience.

The Accommodation

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

The bungalow is set back from the cul-de-sac and has a tarmac driveway to the front with pathway to Entrance Porch.

Entrance Porch

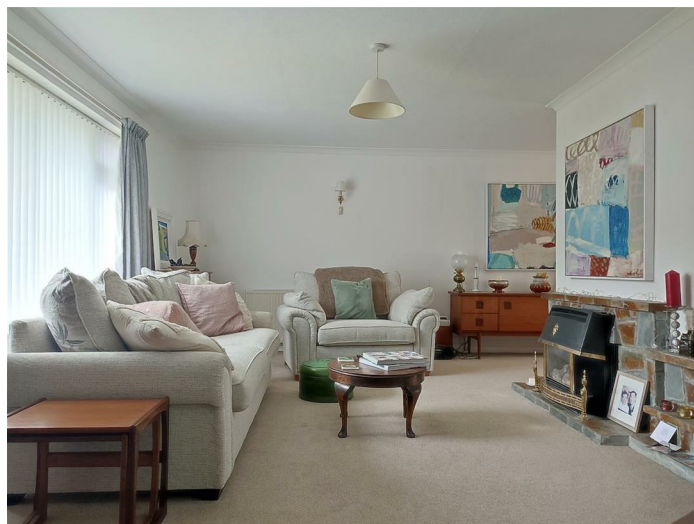
With double glazed window and glazed panels to the side, finished with hard wearing tile flooring and internal wood glazed panel door into entrance hall.

Entrance Hall

Finished with bright white wall and carpet flooring. Doors to all internal living space plus access through to the loft from the inner hallway. Wall mounted radiator and door into good sized storage cupboard with shelving.

Main Living Area

18'9" x 12'1" (5.73 x 3.69)



Door through into main living area. Large double glazed window to the front with low level display sill and pull back vertical blinds, enjoying outlook over the garden area, opens through to the main dining area. The central focal point is a slate stone hearth surround with display shelving, further radiators within both lounge and dining.

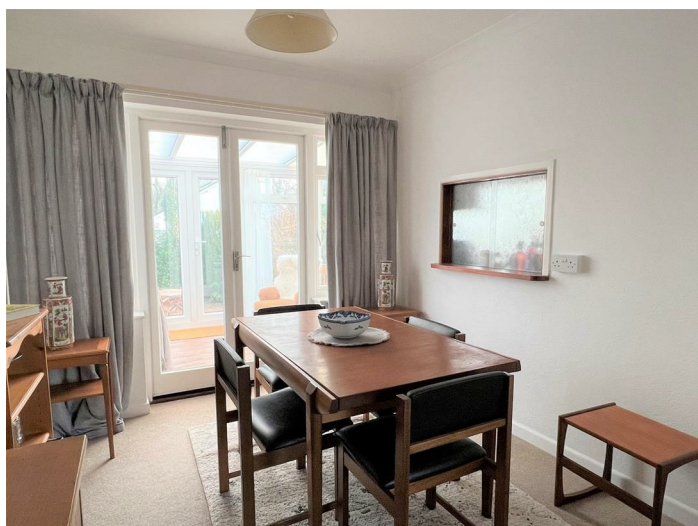


Dining Area

8'7" x 8'9" (2.63 x 2.68)



From the dining area wood doors with glazed side panels open through into the Conservatory plus also sliding obscured doors large serving hatch into kitchen.



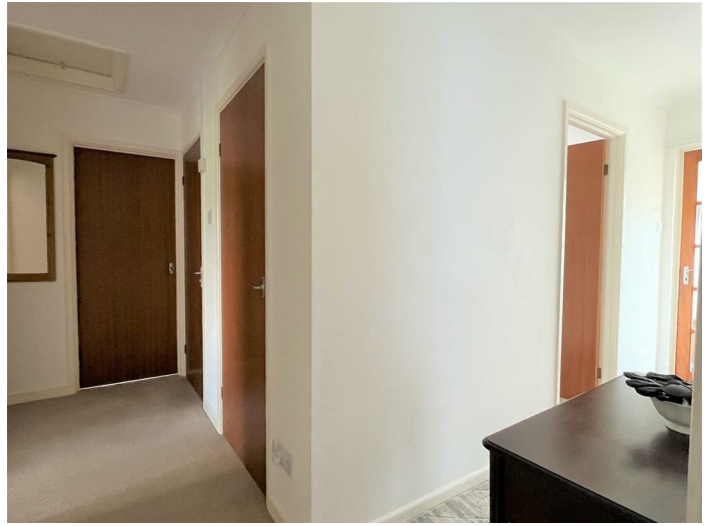
Kitchen

9'9" x 12'10" narrowing slightly to 8'9" (2.98 x 3.92 narrowing slightly to 2.68)



Kitchen comprises a range of light wood fronted wall and base units complimented with patterned roll top worksurface incorporating four ring electric hob with integrated oven below, stainless steel sink and drainer with mixer tap. Finished with white tile splashback surround and strip wood effect floor covering which is the same as the conservatory. The room also benefits from a door into a shelved larder and wood door leading into air cupboard housing the boiler system. There is also freestanding space for white good appliances.





Conservatory

7'8" x 18'8" (2.34 x 5.70)



A fabulous addition to this home enjoying outlook over the low maintenance rear garden from a bank of double glazed floor to ceiling windows with quarter window opening plus doors to both sides and a further set of doors with steps and handrail out down onto the garden below. A room that can be used all year around with wall mounted sockets, radiator and finished with a wood effect floor covering. There is also an internal door and window back into the kitchen.

From the hallway there are doors to the three bedrooms and separate toilet and one into the shower room.

Bedroom

12'1" x 8'6" (3.68m x 2.59m)

Door into the first of the three double bedrooms. Located to the rear and enjoying an outlook over the garden from double glazed window with the added benefit of sliding doors into built in wardrobe storage. Radiator.

Bedroom

12'1" x 8'6" (3.69 x 2.61)



Door leading into second double bedroom also located at the rear. Also benefiting from sliding doors leading into built in wardrobe storage. Hand basin with tiled splashback and hard wearing wood effect flooring plus wall mounted radiator.

Bedroom

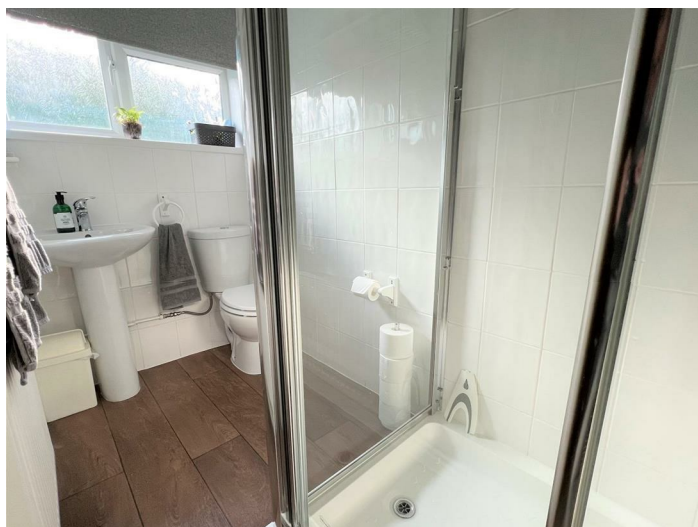
13'8" x 10'9" (4.17 x 3.28)

Door into bedroom. A spacious double bedroom located to the front of the property with a large double glazed window enjoying outlook over the garden also benefitting from sliding doors leading into built in wardrobe storage. Wall mounted radiator.

WC

Door into separate WC. High level obscured double glazed window and roller blind. Low Level WC and matching flooring from the conservatory.

Shower Room



Door into shower room. Modern white suite comprising Low Level WC, Hand Basin and sliding doors into double sized shower cubicle with integrated system and finished with a fully white glossed tiled wall surround. Having high level obscured double glazed window with roller blind. Wall mounted vanity display cabinet, radiator and extractor fan.

Outside

The property is set within generous sized formal gardens set back from the cul-de-sac behind a low hedging border with an array of plants and shrubs and expansive open lawn. Driveway parking with door to garage.

Garage

15'10" x 7'10" (4.85 x 2.41)



This can also be accessed from the rear via a single glazed door with window to the side. Offering up and over door.

Rear Garden





From the steps that lead down from the Conservatory there is a paved patio area which leads to a further seating area separated by raised planted borders. In the far corner there is a storage shed, steps and handrail that give access back around to the front of the property via a bolted wooden gate. An array of plants and shrubbery borders giving a good screening.

Council Tax: D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 2002/91/EC 



GROUND 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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