



MAY WHETTER & GROSE

53 DOBELL ROAD, ST. AUSTELL, PL25 4NB
GUIDE PRICE £150,000



OFFERED WITH NO ONWARD CHAIN AND LOCATED A SHORT DISTANCE FROM LOCAL AMENITIES, RAILWAY STATION AND SCHOOLS IS THIS GOOD SIZE TWO DOUBLE BEDROOM HOME WITH LARGE REAR GARDEN AND LOW MAINTENANCE FRONT GARDEN. INTERNALLY OFFERS LOUNGE, KITCHEN/DINER WITH LARDER ROOM AND CLOAKROOM WC, WET ROOM AND BEDROOMS TO THE FIRST FLOOR. ALTHOUGH REQUIRING UPDATING OFFERS SCOPE AND POTENTIAL. EPC - C
SEE AGENTS NOTES



Location

St Austell town centre is within walking distance of the property and offers 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 town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 20 miles from the property. Both the Eden Project and Lost Gardens of Heligan are only a short drive away.

Directions

From St Austell head up Slades Road taking the first left hand turn into Tremayne Road approximately 50 yards turn left into Dobell Road and the property will be set back on the right hand side. Please note the parking is further along to the rear.

Accommodation

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

To the front a pillared gated entrance and pathway leads to the front door with obscure part double glazed door into entrance hall.

Entrance Hall

Carpeted staircase with handrail to the first floor. Door through into lounge.

Lounge

10'11" x 12'7" - max (3.33 x 3.84 - max)



Double glazed window with roller blind to the front elevation. Deep recesses either side of the chimney breast. Wall mounted radiator. Carpeted flooring. Door through to kitchen/diner.

Kitchen/Diner

7'7" x 15'9" - max (2.32 x 4.82 - max)



Two double glazed windows to the rear with deep display sills. The kitchen comprises a range of cream bevelled edged fronted wall and base units complimented with roll top speckled laminated work surface and tiled splashback. Stainless steel sink and drainer with mixer tap. Under unit and free standing space for appliances. Radiator. Door through into deep understairs storage cupboard and one opposite into walk in larder with single glazed window. Tile effect floor covering.



Rear Entrance Porch

Part frosted double glazed panelled door with integrated cat flap. Door into cloakroom WC.

Cloakroom/WC



Comprising low level WC and double glazed picture window. Behind the door is the gap point metre.

The carpeted stair case turns to the first floor landing area with radiator. Access to loft. Doors to both bedrooms and into wet room.

Wet Room

6'8" x 6'0" (2.04 x 1.83)



Comprising low level WC, hand basin and wall mounted shower with speckled bath sheet panel wall surround. High level obscure double glazed windows with deep display sill. Wall mounted extractor. Behind the door is a chrome heated towel rail.

Bedroom One

8'9" x 9'1" - max (2.67 x 2.79 - max)



Double bedroom located to the rear. Door into airing cupboard housing the boiler. Double glazed window enjoying an outlook down over the garden and parking beyond. Radiator.

Bedroom Two

9'6" x 11'7" plus recess (2.91 x 3.54 plus recess)



Double glazed window to the front. Open arch doorway with wardrobe storage. Finished with carpeted flooring and radiator.

Outside



To the front the property is set back behind a part block built wall and pillared gated entrance, with granite stone chippings and low maintenance planting. To the rear a fabulous addition enjoys a great deal of sun throughout the day and into the evening there is a large decked area with two storage sheds. Steps lead down onto further paved patio and lawned area all enclosed with some strip wood fence panelling. Timber chalet and gateway to off road parking at the far end.

Council Tax Band - A

Broadband and Mobile Coverage

Services

Viewings

Agents Notes

Please ask for a copy of the Ocean Housing Preliminary Information sheet.

There is a Right of Way across the front and rear of the property for the other properties in the terrace.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

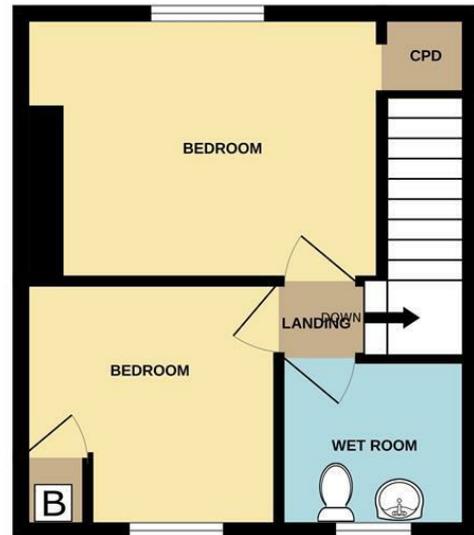
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



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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