



MAY WHETTER & GROSE

14 FRANKLYN CLOSE, ST. AUSTELL, PL25 3UP
GUIDE PRICE £265,000



OFFERED WITH NO ONWARD CHAIN, IN A POPULAR RESIDENTIAL AREA A SHORT DISTANCE FROM BOTH PRIMARY AND SECONDARY SCHOOLING. SET WITHIN LANDSCAPED GARDENS AND WITH A LARGE GARAGE WORKSHOP IS THIS DECEPTIVELY SPACIOUS AND EXTENDED DETACHED FAMILY HOME. ALTHOUGH REQUIRING UPDATING THROUGHOUT THERE IS SCOPE AND POTENTIAL FOR THOSE SEEKING THE EXTRA SPACE FOR FAMILY. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS CONVENIENT POSITION, OVERALL SIZE AND POTENTIAL. EPC - D
SEE AGENTS NOTES



Location

Boscoppa is in an area close to local junior and Secondary schools which are within walking distance of the property. Situated in convenient location for the local supermarkets, bakery and takeaways. St Austell town centre is within 1 mile. There is a mainline railway station and leisure centre. St Austell Bay along with 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. The Cathedral city of Truro is approximately 13 miles from the property.

Directions

From St Austell head down Sandy Hill past the Primary School on your left hand side, over the mini roundabout and at the traffic lights turn left next to the play park. Head up approximately 150 yards turning left onto Bownder Vean and at the end of the road at the junction the property is immediately almost opposite you. A board will be erected for convenience.

Accommodation

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

From the brick paved driveway there is a gated pathway with steps to the front entrance porch.

Front Entrance Porch

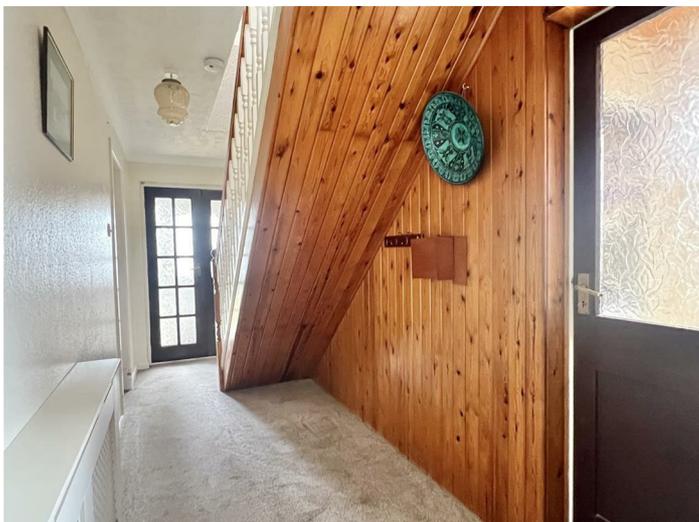
Front entrance porch with double glazed door with side panel, opens through into entrance.

Entrance

7'3" x 3'5" (2.22 x 1.06)

Engineered oak strip wood flooring. Internal door leads down into the garage/workshop. Internal glazed double doors and side panel lead through into welcoming hallway

Hallway



Carpeted stair case to the first floor. Large open under stairs recess with radiator opposite, discreetly hidden behind a cover. Obscure glazed panel doors into downstairs living accommodation.

Kitchen/Breakfast Room

11'3" x 9'0" (3.44 x 2.75)



Located to the front, enjoying an outlook down over the garden from a large double glazed window with roller blind. The kitchen comprises a range of oak coloured fronted wall and base units complimented with polished roll top laminated work surface incorporating four ring gas hob with extractor over and integrated oven below. Stainless steel sink and drainer with mixer tap. Under unit and free standing space for white good appliances. Obscure glazed sliding serving hatch through into the main living area.



Main Living Area

11'3" widening to 14'0" x 21'5" - max (3.45 widening to 4.27 x 6.55 - max)



Additional Reception Room

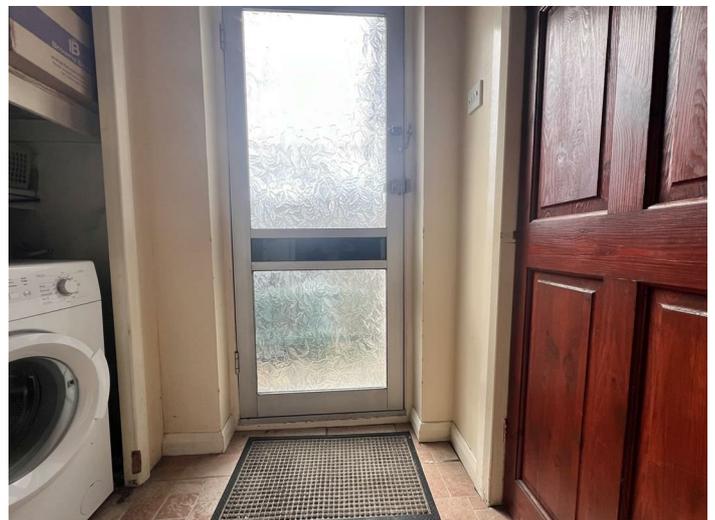
11'0" x 8'6" (3.36 x 2.60)

A wonderful spacious living area located to the rear of the property, with an outlook over the well kept and private garden from a large double glazed window with radiator beneath. Further radiator within the main living area and there is a central focal point of a coal effect fire set onto a raised hearth with wood mantel surround. Obscure glazed panel door into additional reception room.



Also enjoying an outlook over the garden from a double glazed window with radiator beneath. This additional reception room could be utilised as an additional bedroom/playroom or study.

Side Entrance Porch



Obscure glazed door into side entrance porch. Tiled

flooring. Aluminium frame obscure double glazed door opens to the side. Open door arch recess into storage shelving and space for white good appliances. Opposite a six panel door leads into cloakroom/WC.

Cloakroom/WC

Matching tiled flooring to side entrance porch. Low level WC and corner hand basin with part tiled splashback and high level obscure single glazed window.

In the entrance hallway the carpeted stair case leads up to the large spacious landing. Double glazed window to side. Access through to loft. Doors into all bedrooms and wet room.

Wet Room

6'11" x 5'4" (2.13 x 1.65)



Low level WC and hand basin. Wall mounted shower and tiled wall surround. Wall mounted radiator with vanity storage cupboard above. Single double glazed window to the front and ceiling mounted extractor fan.

Bedroom

9'7" x 11'1" (2.94 x 3.40)



Double glazed window to the front with radiator beneath.

Bedroom

9'8" x 12'5" - max (2.96 x 3.80 - max)



Situated to the rear. Radiator beneath a large double glazed window. Door into airing cupboard with shelving and housing the water cylinder.

Bedroom

7'1" x 7'0" - max (2.17 x 2.14 - max)



Also enjoying an outlook over the rear garden from a double glazed window with radiator beneath.

Garage/Workshop

8'5" widening to 12'5" x 32'4" - max (2.57 widening to 3.81 x 9.87 - max)



From the entrance porch the door opens through with steps down into the extended garage/workshop. This fabulous space offers scope and potential. To the front an up and over door from the driveway, with power and light. Wide opening arch and high ceiling to the extended workshop area. To the rear there is a single glazed window and panelled door opening out to the side pathway.

Outside



This area can also be accessed from the side porch/utility with steps down and onto the same pathway. There is also an outside tap.

The pathway opens behind onto a paved patio area with gentle step up onto an expanse of open lawn with planted borders to the sides with large timber chalet style shed at the top with further patio area.

Being detached there is also an additional pathway down the opposite side.



The front garden is set back behind a low stone built wall with brick paved driveway in front of the garage. The front garden is mainly laid to lawn with some planted borders.



Council Tax Band - C

Floor Area

The floor area measurement is taken from the EPC.

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.

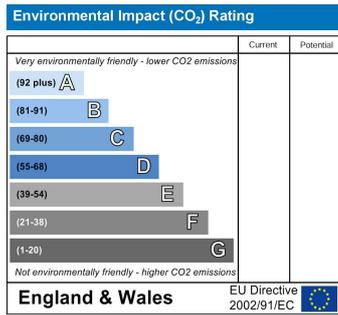
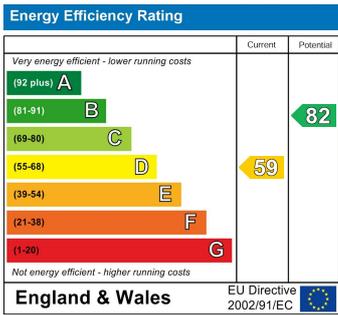
Viewings

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

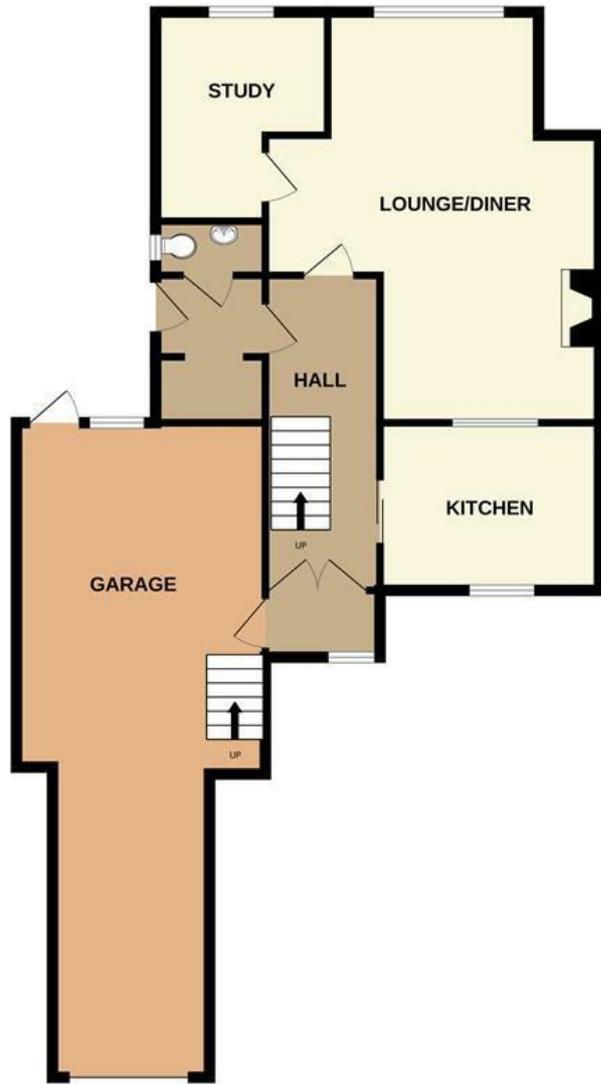
Agents Notes

Bamboo is located within the boundaries of the property.





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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