



MAY WHETTER & GROSE

**16 MORCOM CLOSE, ST. AUSTELL, CORNWALL PL25 3UF
OFFERS IN EXCESS OF £300,000**



OFFERED WITH NO ONWARD CHAIN, SET WITHIN LARGE LANDSCAPED GARDENS, WITHIN EASY REACH OF BOTH PRIMARY AND SECONDARY SCHOOLING, THE HOLMBUSH COMPLEX, SUPERMARKETS AND LOCAL BUSINESSES. A VERSATILE THREE DOUBLE BEDROOM FAMILY HOME WITH DRIVEWAY PARKING AND LARGE GARAGE. ACCOMMODATION TO THE GROUND FLOOR OF LOUNGE/DINER, CONSERVATORY, DOUBLE BEDROOM, BATHROOM AND KITCHEN. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE FABULOUS POSITION WITHIN THIS POPULAR RESIDENTIAL AREA. EPC - D *SEE AGENTS NOTES*



Location

Situated within Morcom Close which forms part of a popular residential development on the Eastern side of St Austell. The property is within close proximity of schooling, a convenience store/Post Office, Social Club, and recreational parks. The main St Austell town centre is approximately 1 mile away.

Directions

From St Austell head down Sandy Hill past the school on your left, over the roundabout carry straight onto the traffic lights turning left onto Menear Road. Head up past the children's playpark, towards the top of the hill turn left onto Morcom Close. Head along and the property will be set back on the right hand side opposite the turning for Roslyn Close.

Accommodation

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

Pillared brick paved driveway with further pillared pedestrian access, leads up to the sun terrace across the front of the property and to the front door. There is also a side access from the kitchen.

Entrance Porch

5'1" x 3'9" (1.57 x 1.16)

Part obscure double glazed doors open into entrance porch. With carpeted flooring which continues through into the inner hall. Further obscure double glazed doors.

Inner Hall

11'6" x 7'6" (3.51 x 2.29)

Radiator. Open arch leads through to stair case to first floor with airing cupboard to the side. Access through to all downstairs accommodation.

Lounge

14'4" x 9'10" (4.38 x 3.02)



Situated to the front, large double glazed window with pull back vertical blinds. Central focal point of stone

built fire place with surround, raised hearth and display sill, currently housing a gas fire. Radiator to the side. Open arch leads through to the dining area.

Dining Area

12'11" x 8'8" - max (3.94 x 2.66 - max)



Radiator. Double glazed sliding doors into the conservatory.

Conservatory

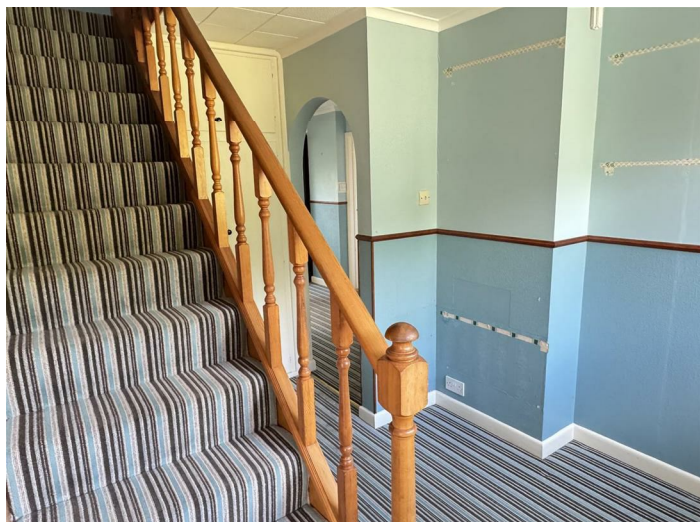
10'7" x 9'9" (3.25 x 2.99)



Enjoying an outlook up over the lovely landscaped rear garden from a bank of double glazed windows with fitted blinds. Glass roof with ceiling fan. To one side obscure glazed panels giving an element of privacy. There is access via a double glazed door with steps leading down onto the paved pathway. Finished with carpeted flooring and double wall mounted socket.

Inner Hallway

8'3" x 10'10" - max (2.52 x 3.32 - max)



Double glazed window to rear with radiator beneath. This open inner hallway stair case area could be useful for a study. Open under stairs display shelving.

Bathroom

4'10" x 7'9" - max (1.48 x 2.37 - max)



Finished with fully tiled floor and wall surround. Comprising low level WC, bath with shower over with bi-fold screen and hand basin with vanity storage above. Chrome heated towel rail. Radiator.

Bedroom

12'10" x 12'10" (3.93 x 3.92)



The first of the three double bedrooms. Wall mounted radiator and large double glazed window enjoying an outlook over the garden.



Carpeted stair case leads up to the first floor landing, doors to both further double bedrooms, shower room and one into useful loft storage area.

Loft Storage Area

8'11" x 11'10" - approximately (2.73 x 3.61 - approximately)

The area has open eaves to both sides, both power and light. The boiler is situated in this area.

Bedroom

9'1" x 18'10" - max (2.79 x 5.76 - max)



Large double glazed window with pull back vertical blinds. From this elevated position enjoys views out towards St Austell Bay and the coastline. Wall mounted radiator. Door into further storage.

Further Storage Area

5'2" x 12'0" - max (1.60 x 3.67 - max)
(measurement please take as an average due to reduced headroom) Currently offers both power and light and some in-built storage.

Bedroom

12'5" x 14'11" (3.80 x 4.57)



Enjoying a view up and over the wonderful rear garden from a large double glazed window with pull back vertical blinds. Radiator.

Outside



The property is set back in an elevated position along Morcom Close, with good size front garden with paved pathway leading to the front door. To one side lawn area with a well kept array of plants and shrubbery. Further low maintenance garden area or further parking.

Brick paved driveway to the side leads to covered side entrance with outside courtesy lighting and electric up and over door into this wonderful, longer than average, garage.

Garage

39'4" x 9'5" widening to 12'10" - max (12.01 x 2.89 widening to 3.93 - max)



With both power and light. Obscure glazed panel door gives access to rear garden which can also be accessed via the conservatory. A wonderful addition which used to have a workshop pit.



To the rear garden there is a paved patio area with steps and handrail. Further paved pathway which leads up to an area of open lawn to the side with an array of plants and shrubbery. The pathway continues up and opens up onto a paved patio area behind the garage with further lawn area. Opposite is a pond with an array of raised planted shrubbery surround. The garden continues up with steps up onto a further lawn area to the far boundary, we are lead to believe offers a great deal of sun throughout the day and into the evening, in a reasonable degree of privacy.

Council Tax Band - D

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

Recent ground works have taken place due to mining activity, outside of the Titled boundary and have been undertaken by Cornwall Council with all remedial works now carried out. If requiring a mortgage please check with your lender.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	74
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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