



**MAY WHETTER & GROSE**

**11 CENTRAL AVENUE, ST. AUSTELL, PL25 4JG**  
**GUIDE PRICE £225,000**



AVAILABLE FOR THE FIRST TIME IN APPROXIMATELY 30 YEARS AND WITH NO ONWARD CHAIN, IN A POPULAR RESIDENTIAL CUL-DE-SAC IS THIS THREE DOUBLE BEDROOM, TWO RECEPTION ROOM FAMILY RESIDENCE SET BACK BEHIND PILLARED GATED DRIVEWAY WITH LARGE REAR GARDEN AND OUTBUILDINGS. ALTHOUGH REQUIRES MODERNISATION THROUGHOUT OFFERS HUGE SCOPE AND POTENTIAL. CONVENIENTLY PLACED FOR LOCAL AMENITIES, SCHOOLING, RAILWAY STATION AND ST AUSTELL TOWN CENTRE. EPC - F

**\*SEE AGENTS NOTES\***





## Location

St Austell town centre is within an easy walk 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. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

## Directions

From Slades Road turn into Central Avenue, follow the road to the end and the property is set back on the right hand side.

## Accommodation

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

From the pillared gated entrance a driveway leads to an obscure part glazed panel door with glazed side panels into entrance porch.

## Entrance Porch

With tiled flooring and double glazed obscure panel door opens through into entrance hall.

## Entrance Hall

Carpeted flooring, which continues onto the stair case with hand rail and glazed panel doors into both reception rooms.

## Lounge

11'6" x 15'9" (3.51 x 4.82)



Double glazed window to the front with roller blind. Further double glazed window with roller blind to the rear. Character feature of picture rail surround and double wood doors to the side of the fireplace into recessed storage. Central focal point of four bar gas fire with a marble effect backdrop and wood mantle surround. Further heating by wall mounted radiator.

## Second Reception Room

10'4" x 9'10" plus recess (3.16 x 3.01 plus recess)



Also enjoying a similar outlook to the front from a double glazed window. Central focal point of coal effect gas fire with tiled and wood mantle surround with additional radiator to the side. Period feature of picture rail surround.

## Kitchen

8'5" x 14'7" - max (2.58 x 4.47 - max)



Open door arch from reception room into kitchen and utility. Finished with strip wood effect floor covering. Two double glazed windows with roller blinds above with an outlook up over the garden with a further double glazed window to the side also with roller blind and radiator beneath. Open door arch into utility/store room.



### Utility/Store Room

6'11" x 4'0" (2.11 x 1.22)



Coloured sink and drainer. Double glazed window and roller blind above. Under unit space and plumbing for white good appliances.

### Rear Entrance Porch

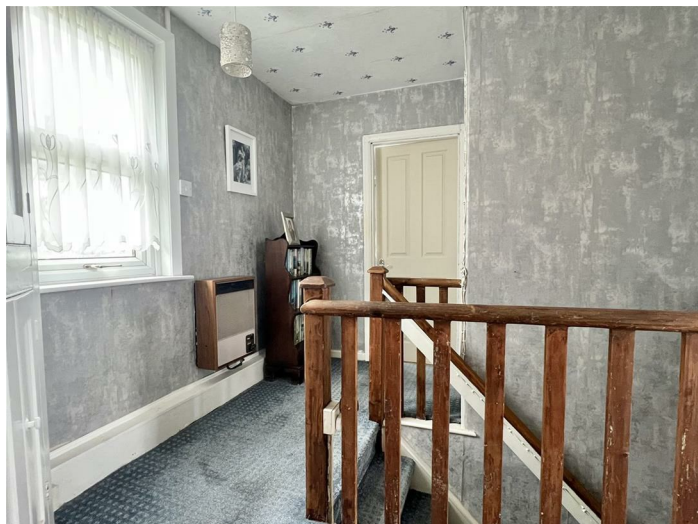
4'9" x 6'4" (1.47 x 1.95)

Part frosted internal wood glazed door into rear entrance porch. Finished with tiled flooring wood glazed panel door opening to the rear with fixed glazed side panel.

### Cloakroom/WC

4'7" x 2'11" (1.40 x 0.91)

Comprising low level WC. Part opening double glazed window to the rear.



Carpeted staircase with handrail to the first floor landing where there is a double glazed window to the rear. Doors opening into airing cupboard housing the boiler. Access to the loft. Four panel wood doors into all three bedrooms and shower room.

### Bedroom

11'8" x 10'2" (3.57 x 3.12)



Double glazed window to the front. Door into over stairs storage cupboard with radiator to side.

### Shower Room

8'3" x 5'3" (2.54 x 1.62)



Part obscure double glazed window to the rear with WC beneath. Hand basin with part tiled splashback and curved glazed doors into cubicle with bath sheet panel surround. Wall mounted radiator. Carpeted flooring.



## Bedroom

8'3" x 8'5" (2.52 x 2.59)



Radiator. Double glazed window to rear.

## Bedroom

12'9" x 9'10" (3.90 x 3.00)



Situated to the front with two double glazed windows. Floor to ceiling part mirrored sliding doors into wardrobe with further over stairs storage cupboard. Wall mounted radiator.



## Outside



The property is set back within this small select cul-de-sac. Behind the pillared gated entrance and part block built wall. Tarmac driveway for two vehicles and area of open lawn to one side and hedging opposite. Side pathway giving access around to the rear. The rear garden can also be accessed from the rear entrance.

There is a central pathway with borders of lawn to both sides and a outbuilding. At the top of the garden a greenhouse and further outbuilding. All enclosed by strip wood fence panelling surround.







| 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                             | EU Directive 2002/91/EC | 82        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



## Council Tax Band - B

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

## Agents Note

Please note the property is an EPC rating F, please check with your lender should lending be required. The property has cavity wall insulation.







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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