



**MAY WHETTER & GROSE**

**117 EDGCUMBE GREEN, ST. AUSTELL, PL25 5EE**  
**GUIDE PRICE £450,000**



AN IMMACULATELY PRESENTED DETACHED HOUSE WITH FOUR BEDROOMS, PRINCIPAL WITH EN-SUITE SHOWER, CONSERVATORY, GARAGE AND OFF ROAD PARKING COURTESY OF TWO DRIVES. THE PROPERTY FURTHER BENEFITS FROM A LANDSCAPED REAR GARDEN WITH DELIGHTFUL ELEVATED VIEWS OVER THE SURROUNDING AREA. WITH MAINS GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT, AN EARLY VIEWING IS ESSENTIAL TO APPRECIATE THE FINISH AND ATTENTION TO DETAIL ACHIEVED. EPC - C \*SEE AGENTS NOTES\*



### Location

St Austell town centre is situated within a short distance and offers a wide 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 picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 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 St Austell town centre head along Truro Road, through a set of traffic lights to a second set, turning right and head up Edgumbe Road (known locally as 'Hospital Hill'). Head up the hill past Mount Stephens Close on the left and Westbourne Drive on the right. Take the next left hand turning into Edgumbe Green. Follow the road along without turning off where number 117 can be located on the left hand side of the road.

### Accommodation

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



Upvc double glazed door with inset obscure glazed panels allows external access into entrance hall.

### Entrance Hall

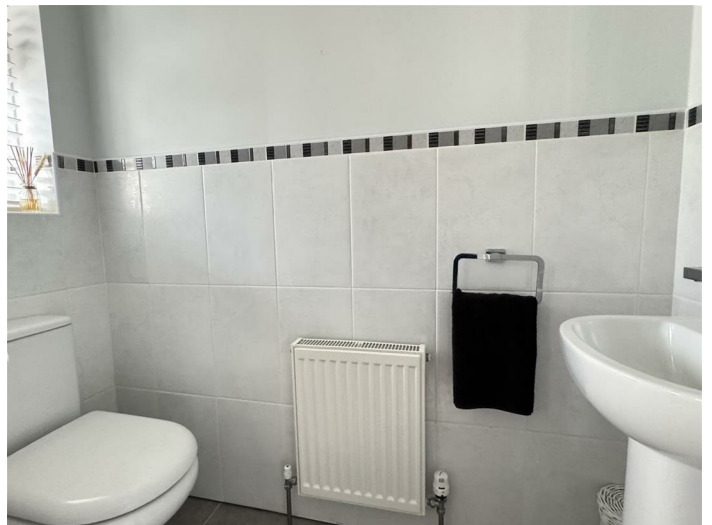
16'8" x 5'10" - max (5.10 x 1.78 - max)



Carpeted flooring. Carpeted stairs to first floor. Upvc double glazed window to front elevation, to right hand side of entrance door providing additional natural light. Doors through to ground floor WC, lounge/diner, utility and kitchen. Further door opens to provide access to the under stairs storage void offering in-built lighting. Double doors open to provide access to a useful in-built storage recess. Radiator.

### W.C.

5'11" x 2'8" (1.81 x 0.82)



Upvc double glazed window to front elevation with obscure glazing. Matching two piece white WC suite comprising low level flush WC with dual flush and soft close technology, ceramic pedestal hand wash basin with central square edged mixer tap. Karndean flooring. Part tiled walls. Radiator.



## Lounge/Diner

25'5" x 11'0" - max (7.76 x 3.37 - max)



Upvc double glazed window to rear elevation overlooking the spacious landscaped rear garden. Upvc double glazed sliding patio doors provide access through to sun room, both with full length glazing. Carpeted flooring. Radiator in dining area and radiator in lounge area. Textured ceiling. Focal mains gas real flame effect fire set within chimney breast. Television aerial point. The current owners have wiring in situ for surround sound speakers, there is the option to have this left.

## Sun Room

9'8" x 7'9" (2.97 x 2.37)



A fantastic addition to the property overlooking the enclosed landscaped rear garden. Upvc double glazed patio door to side elevation providing access to the rear garden. The remainder of the left, rear and right elevations are in the form of sealed glazed units with two opening windows to the rear top sections. The sun room benefits from bespoke in-built blinds in all of the windows and ceiling. Upvc double glazed roof. Karndean flooring. Radiator. The sun room benefits from the addition of light and power.



## Utility

8'8" x 5'5" (2.65 x 1.66)



Upvc double glazed door to side elevation provides external access with upper and lower obscure glazing. Matching wall and base kitchen units, slimline quartz work top with matching splashback. Belfast sink with grooved draining board and central mixer tap. The updated utility benefits from space for washing machine and tumble dryer in the cupboard immediately on the left hand side. To the side of this is an in-built wine store/fridge. To the lower right hand side of the Belfast sink is an additional freezer. Karndean flooring. The mains gas fired Baxi central

heating boiler is located in the wall mounted kitchen unit.

### **Kitchen**

11'4" x 12'8" (3.46 x 3.88)



A lovely triple aspect kitchen with Upvc double glazed windows to front and both side elevations, all combine to provide a great deal of natural light. Updated kitchen wall and base units incorporating central island with attached elevated toughened glass shelf which doubles as a breakfast bar, square edged work surfaces and matching splashback. Stainless steel one and half bowl sink with matching draining board and central mixer tap. Mains gas fired Bosch five ring hob with large extractor hood above and polished black glass splashback. Integral Bosch oven with fitted grill over. Karndean flooring. The kitchen benefits from integral fridge, freezer, dishwasher. Soft close technology. Radiator.



### **Landing**

9'3" x 5'11" (2.83 x 1.82)



Doors to bedrooms one, two, three, four and family bathroom. Additional door opens to provide access to the former airing cupboard offering storage, this area previously housed the hot water tank. Carpeted flooring. Textured ceiling. Loft access hatch, we have been advised that the loft has been boarded.

### **Bedroom One**

11'4" x 9'5" (3.46 x 2.88)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Door opens to provide access to storage recess. Door through to en-suite shower room.



### En-Suite Shower Room

7'2" x 3'5" - max (2.19 x 1.06 - max)



Upvc double glazed window to side elevation with obscure glazing. Three piece shower suite comprising low level flush WC with dual flush and soft close technology, ceramic hand wash basin with large central waterfall tap set on vanity storage unit. Fitted shower enclosure with glass shower door. Wall mounted mains fed shower with overhead and detachable body nozzle and in-built storage shelves. Tiled walls. Karndean flooring. Heated towel rail. Fitted extractor fan. Inset lighting. Above the hand basin is a full length mirror.

### Family Bathroom

7'1" x 5'6" (2.17 x 1.68)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush and soft close technology, pedestal ceramic hand wash basin with central mixer tap. P Shaped panel enclosed bath with central mixer tap and fitted Mira mains fed shower over. Curved glass shower screen. Tiled walls. Textured ceiling. Karndean flooring. Heated towel rail. Wall mounted storage mirror fronted display cabinet.

### Bedroom Three

11'3" x 12'2" (3.43 x 3.73)



Upvc double glazed window to rear elevation overlooking the landscaped rear garden and delightful elevated views over St Austell Town. Carpeted flooring. Radiator. Television aerial point. Textured ceiling.

### Bedroom Two

11'2" x 12'11" (3.42 x 3.95)



Upvc double glazed window to rear elevation offering a delightful outlook over the landscaped rear garden with St Austell Town in the distance. Carpeted flooring. Radiator. Textured ceiling.



### Bedroom Four

10'0" x 7'0" - max (3.06 x 2.14 - max)



Upvc double glazed window to front elevation overlooking the second drive. Carpeted flooring. Radiator. Textured ceiling. This room is currently utilised as an office but would comfortably house a single bed. Elevated plinth offering head height to stair well with fitted shelving above.

### Outside



To the front of the property is a manageable area of lawn with an array of ever green planting and shrubbery. To the left and right hand sides of the front lawn the property benefits from two drives. To the left hand side a hard standing area provides off road parking for one vehicle. To the right hand side a hard standing area provides access to the garage and parking for two vehicles.

### Garage

17'1" x 8'4" (5.22 x 2.55)



Metal up and over garage door. Upvc double glazed window to rear elevation. Light and Power. Access to eaves storage via boarded ceiling. There are kitchen units and work surfaces to the rear.



To the left hand side of the garage between the garage and house a wooden gate opens to provide secure access to the spacious landscaped rear garden.

Immediately to the rear of the garage is a paved patio surrounded by slate chippings, this area benefits from outdoor power points and external tap. Beyond this slate laid steps lead down to a sunken pond which is well enclosed with an array of ever green planting and shrubbery. The slate paved patio flows across the rear of the property leading back through to the left hand side access gate.

Access can therefore be made via both sides of the property, however the left hand side gate is lockable from the inside.





The rear garden is laid to lawn and has been landscaped by the current owners with delightful steps flowing down the central section to a sunken patio located to the lower section of the garden. To the right hand side there is a spacious wooden storage shed and large greenhouse.

The boundaries are clearly defined by wood fencing to the right and rear elevations and ever green hedge and shrubbery to the left hand side.



**Council Tax Band - D**



**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)

**Broadband and Mobile Coverage**

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

**Agents Note**

The property benefits from an intelligent Hive system allowing operation of the heating via an app or in house Apple home pod.  
The property has older style solar tubes which are now redundant.

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		72	83
EU Directive 2002/91/EC			

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			



GROUND FLOOR  
822 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 sq.m.) approx.

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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