



MAY WHETTER & GROSE

13 MENACUDDLE LANE, ST. AUSTELL, PL25 5QN
GUIDE PRICE £350,000



THIS WELL PRESENTED, THREE BEDROOM DETACHED BUNGALOW WITHIN A QUIET CUL-DE-SAC POSITION, A SHORT WALK INTO ST AUSTELL TOWN AND RAILWAY STATION. OFFERING THOUGHTFULLY DESIGNED AND SPACIOUS ACCOMMODATION OF LOUNGE/DINER, LARGE CONSERVATORY WITH SUNNY ASPECT REAR GARDEN, KITCHEN/BREAKFAST ROOM AND BATHROOM WITH SEPARATE WC. ALSO BENEFITING FROM DRIVEWAY PARKING FOR NUMEROUS VEHICLES PLUS LARGE DETACHED GARAGE WITH ELECTRIC DOOR. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITION AND STANDARD OF FINISH THROUGHOUT.
EPC - E



Location

St Austell town centre is situated within a short distance away. 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 head up North Street, past the Orthodontist on your left hand side following the road out and up the hill, past the turning into Tremena Gardens. As the road bears up and around take the right hand turning into Menacuddle Lane, follow along and number 13 will appear on the right hand side, just before the end of the cul-de-sac.

Accommodation

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

To the front of the property is landscaped gardens with planted borders with slate stone pathway to the front door. Covered front entrance with obscure double glazed door with side panel into entrance hall.

Entrance Hall:



Radiator. Bank of built in storage cupboards, continuing into the inner hallway. Door into lounge/diner.

Lounge/Diner:

11'10" narrowing to 8'4" x 27'8" (3.61m narrowing to 2.56m x 8.45m)



Offering a dual aspect and a great deal of natural light from a large double glazed window to the front with radiator beneath. Further set of sliding doors with fitted blinds leading out onto the conservatory. Additional two double glazed windows with pull back vertical blinds to the side both with radiators beneath. Focal point of a lime stone effect raised hearth and mantle surround with inset log effect remote control gas fire. In the dining area the sliding doors lead out into the conservatory. Serving hatch.

Kitchen/Breakfast Room:

9'10" x 11'11" (3.02m x 3.64m)



A beautifully appointed modern kitchen of wood effect light front cabinets and drawers complemented with dark speckled polished marble effect surface with bevelled edge tiled splashback. Built-in appliances of dishwasher, low level fridge, oven, hob and extractor. One and a half bowl stainless steel sink and drainer with mixer tap. Single glazed window looking into conservatory and beyond with some far reaching countryside views. Recess spotlights.

Conservatory:

21'10" x 10'0" (6.68m x 3.06m)



(maximum measurement)

A wonderful addition to this property is the sunny aspect large conservatory. From elevated position and enjoying some far reaching countryside views and down back towards the town from a bank of double glazed windows. Pearl effect opaque roof and door to side with steps down to the driveway and garden beneath. Space and plumbing for white good appliances.

Inner Hallway:

From the inner hallway doors into bedroom and bathroom. Door into large airing cupboard with slatted shelving. Large walk-in storage cupboard with access to the loft, there is a loft ladder to the spacious loft with light.

Bedroom:

12'7" x 9'3" (3.85m x 2.82m)



First double bedroom, located to the front with double glazed window with pull back vertical blinds and radiator beneath.

Bedroom:

12'8" x 11'1" (3.86m x 3.38m)



(measurement to front of wardrobe)

The principal bedroom, situated to the front. Double glazed window with pull back vertical blinds and radiator beneath enjoying an outlook over the garden area.

Bedroom:

7'10" x 9'10" (2.40m x 3.02m)



Enjoying the far reaching views from a double glazed window to the rear with blind and radiator beneath.

Separate WC:

5'8" x 6'0" (1.73m x 1.85m)

High level obscure window.

Bathroom:



Offering an attractive two tone tile wall surround with decorative boarder. Comprising of hand basin set into a light wood vanity storage unit with polished marble effect vanity surface . Panelled bath with shower over. High level obscure double glazed window. Spot lighting. Radiator. Finished with carpeted flooring.

Outside:



The front is approached by a beautifully landscaped front garden with driveway to the side, leading down to a large garage.

Garage:



A large and spacious garage with electric roller door. Two additional double glazed windows and door. Power and light.

The beautiful landscaped gardens also have an expanse of open lawn with paved patios to both sides, offering an array of low level planting and shrubbery. Beneath the conservatory is a large enclosed storage area. Outside tap off garage. Shed. Greenhouse. Arbour seat.

Agents Note:

Within the two main bedrooms, the freestanding furniture wardrobes will be left if required.

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			
(21-36) F			
(1-20) G			
Not energy efficient - higher running costs			
		49	83
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			
(21-36) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



All measurements are approximate and for display purposes only.
 Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
 Any figure given is for initial guidance only and should not be relied upon as a basis for valuation

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