



MAY WHETTER & GROSE

NO 23 MULBERRY GARDENS, ST. AUSTELL, PL25 3FZ
GUIDE PRICE £300,000



A WELL SITUATED SEMI-DETACHED HOUSE WITH THREE DOUBLE BEDROOMS. BENEFITS INCLUDE OFF ROAD PARKING, DRIVEWAY TO THE SIDE OF THE PROPERTY WITH EV CHARGING POINT. IMMACULATEDLY PRESENTED. BUILT IN 2023. ENCLOSED REAR GARDEN. MAINS GAS FIRED CENTRAL HEATING SYSTEM AND UNDERFLOOR HEATING ON THE GROUND FLOOR. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS IMPECCABLY KEPT FAMILY HOME.

*** EPC - B ***



Directions:

From the New Road, heading down hill take the third turning on the second round about, proceed along Carclaze Road and turn right into Mulberry Gardens follow the road up, take the first left hand turn and proceed to the end of the road bearing to the right. The property is located on the right hand side of the no through road towards the very end of the road.

Location:

Mulberry Gardens is the perfect place to call home. Situated on the edge of St Austell, you'll enjoy explore its surroundings with easy reach of St Austell Bay's beaches, the Countryside clays trails which lead to one of the UK's most iconic tourist attractions, the Eden Project, perfect for a day out, all year round. Just outside of St Austell and within close proximity to Mulberry Gardens lies the picturesque and unspoilt harbour village of Charlestown. This charming historic Port boasts a selection of independent businesses including a wide selection of places to eat and drink and the perfect place to spot one of the magnificent tall ships that regularly visits, it is also the shooting location for both TV and film. Further along the beautiful coastline lies Pentewan Beach and its half a mile of golden sands. St Austell offers a great selection of local schools within close proximity of Mulberry Gardens, as well as a local hospital and a number of doctors surgeries. With great transport links, with Newquay Airport not far, the main railway line and the A391, it's easy to visit nearby towns like Fowey or further afield cities like Truro, Plymouth, Exeter and Bristol.

Accommodation:

Main front door with inset glazing allows external access into entrance hall.

Entrance Hall:

16'1" x 6'7" (4.92m x 2.02m)



Wood flooring with under floor heating. Doors off to lounge, WC and kitchen diner. Carpeted stairs to first floor. Under stairs storage cupboard which houses

the under floor heating system controls and fibre link to premises. BT Open reach. Wall mounted thermostat.

Lounge:

11'8" x 13'9" (3.57m x 4.21m)



UPVC double glazed window to front elevation. Real wood flooring. Underfloor heating. Wall mounted thermostat. Television ariel. Internal computer network point.



WC:

5'11" x 4'9" (1.82m x 1.45m)



Matching two piece WC suite comprising low level flush WC. Ceramic hand wash basin with central mixer tap. Tiled walls. Real wood flooring. Underfloor heating. Fitted extractor fan.

Kitchen Diner:

18'10" 12'4" (5.75m 3.76m)



UPVC double glazed doors to rear elevation providing access to the enclosed rear garden. Further UPVC double glazed window to rear elevation. Door through to utility. Real wood flooring. Under floor heating. Kitchen benefits from matching wall and base units. Polished grey quartz worktop with stainless steel 1/2 bowl sink with central mixer tap and grooved draining board. Matching splash back. Semmens four ring buttonless hob. Fitted extractor hood above and electric oven below with tiled splashback. The kitchen benefits from integral fridge, freezer, dishwasher and benefits from soft close technology. Wall mounted thermostat.

Utility:

6'7" x 5'11" (2.01m x 1.82m)



UPVC double glazed door which allows external access to side elevation. Real wood flooring. Kitchen base units. Matching quartz work surface with splash back. Wall mounted mains gas fired central heating boiler. Integral washing machine. Wall mounted thermostat.

Landing:

9'8" x 6'8" (2.95m x 2.05m)



Carpeted flooring. Wall mounted thermostat. Doors off to double bedrooms one, two, three and family bathroom.

Bedroom Three:

12'4" x 9'6" (3.77m x 2.92m)



UPVC double glazed window to rear elevation with an elevated outlook over St Austell bay in the distance to the rear of the property. Carpeted flooring. Radiator.

Bedroom Two:

16'2" x 11'8" (max) (4.93m x 3.57m (max))



UPVC double glazed window to rear elevation offering elevated views over St Austell Bay. Carpeted flooring. Radiator. Integral computer network point. Loft access hatch.

Bedroom One:

16'3" x 11'8" (4.97m x 3.57m)



UPVC double glazed window to front elevation. Carpeted flooring. Radiator. Door through to en-suite. Television, arial and computer network point.

**En-suite Shower:**

7'9" x 3'11" (2.38m x 1.21m)

UPVC double glazed window to side elevation with obscure glazing. Matching three piece white en-suite, comprising low level flush WC. Pedestal hand wash basin with central mixer tap. Fitted shower enclosure with glass shower screen and wall mounted mains fed shower. Heated towel rail. Tiled flooring. Part tiled walls. Electric plug in shaver point. Fitted extractor hood.

Bathroom:

6'8" x 6'1" (2.04m x 1.86m)

UPVC double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC. Pedestal hand wash basin with central mixer tap. Vanity storage unit. Panel enclosed bath with wall mounted mains fed shower over glass shower screen. Tiled flooring. Part tiled walls. Fitted extractor fan. Electric shaver point. Heated towel rail.

Outside:

Conveniently located towards the end of a no through road and situated on the right hand side of the road. To the front right hand side a brick drive allows off road parking for two vehicles and provides access to the enclosed rear garden. The front garden has a slate stone wall providing clear segregation to the front boundary. Beyond this is a sloped area with a hard standing walkaway to the covered front door.



Rear Garden:

Immediately to the rear of the property is a elevated patio area complete with outdoor tap. This area flows off the kitchen diner, a fine spot for alfresco dining. To the right hand side of the property is an elevated area of lawn with lockable gate providing access back through to the front. To the rear left hand corner the property enjoys external power points and wooden steps lead down to sunken area of lawn with corner elevated bed and to the lower left hand side a gravelled chipped area with elevated planting beds.



Services:

None of the services, systems or appliances at the property have been tested by the Agents.

Broadband and Mobile Coverage:

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. <https://checker.ofcom.org.uk/en-gb/broadband-coverage/> / <https://www.ofcom.org.uk/mobile-coverage-checker>

Floor Area:

The floor area measurement is taken from the EPC.

Viewing:

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

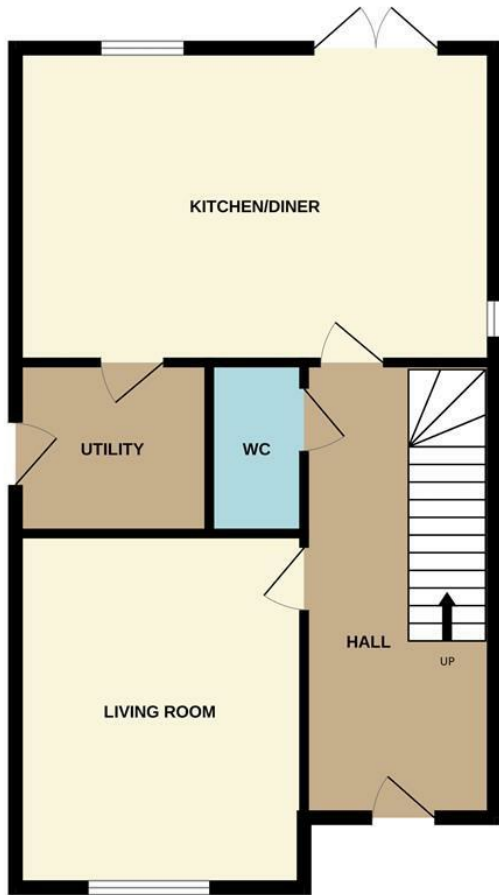


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

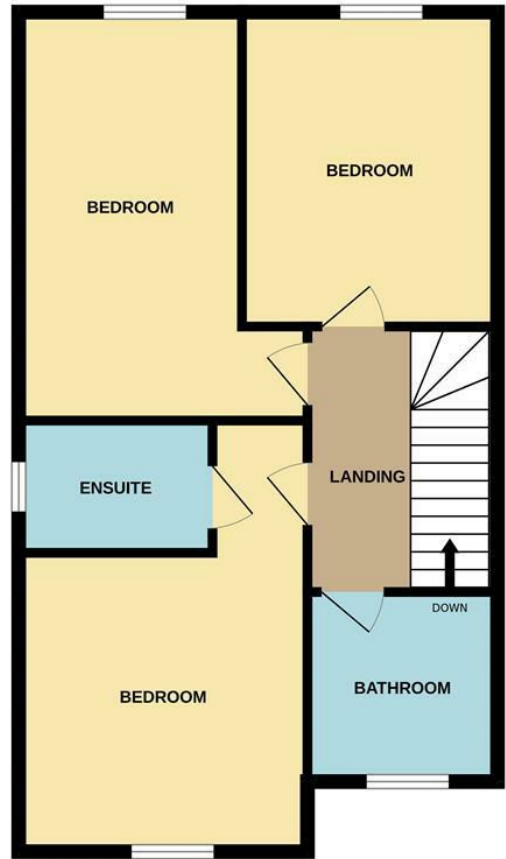
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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