



MAY WHETTER & GROSE

16 CARNSMERRY, ST. AUSTELL, PL26 8PX
GUIDE PRICE £120,000



***** CASH BUYERS ONLY DUE TO CORNISH UNIT CONSTRUCTION*** A WELL POSITIONED CHAIN FREE THREE BEDROOM SEMI-DETACHED HOUSE BENEFITING FROM ENCLOSED REAR GARDEN, UPVC DOUBLE GLAZING THROUGHOUT, ELECTRIC HEATING AND OCCUPYING A NO THROUGH ROAD. THE PROPERTY IS IN NEED OF MODERNISATION AND IS WITHIN CLOSE REACH OF LOCAL AMENITIES.**

****** EPC - C ******



Location:

Bugle is a popular and expanding village situated some 6 miles North of St Austell and approximately 6 miles South West of Bodmin. The main A30 Trunk Road is easily accessible and the North and South Coast beaches are a short drive away. The village has a school, a range of shops, takeaways and recreational facilities. St Austell town centre offers a wider 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 12 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 18 miles from the property.

Directions:

From St Austell town centre head to the junction at the top of Trinity Street and turn right, Follow the road around the bend onto Bodmin Road. Proceed along Bodmin Road and continue for about three miles through Ruddlemoor, Carthew and eventually at the roundabout, continue straight across, taking the road to Stenalees and Bugle. Goonbarrow Meadow is located on the left hand side about one mile along, situated before the traffic lights in the middle of Bugle. Take this turning and follow this road in taking the first left hand turn on to Carnsmerry. The property is located on the right hand side of the road as you enter.

Accommodation:**Entrance Hall:**

10'5" x 6'10" (3.20m x 2.10m)



Upvc double glazed door allows external access into entrance hall. Opening through to lounge and kitchen diner. Stairs to first floor with open storage recess below. Wall mounted Dimplex Quantum electric heater. Tiled flooring.

Lounge:

15'7" x 10'5" (4.75m x 3.20m)



Three upvc double glazed windows to front elevation. Door through to dining area. Wall mounted Dimplex Quantum electric heater.

**Kitchen/Diner:**

22'9" x 10'5" (6.95m x 3.19m)



Four upvc double glazed windows to rear elevation and side elevation. Upvc double glazed door with obscure glazing allows access to the enclosed rear garden. Matching wall and base kitchen units. Roll top work surfaces. Part tiled walls. Stainless steel sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Wall mounted electric Dimplex Quantum heater. Fitted extractor fan. Storage cupboard. High level mains enclosed fuse box.



Bathroom:

6'2" x 5'5" (1.88m x 1.66m)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC. Pedestal hand wash basin and panel enclosed bath with wall mounted Mira shower over. Part tiled walls. Non slip flooring. Wall mounted Quantum Dimplex electric heater. Textured walls. Fitted extractor fan.



Bedroom One:

16'4" x 9'6" (4.99m x 2.90m)



Upvc double glazed windows to rear elevation overlooking the enclosed rear garden. Storage cupboard. Wall mounted Dimplex Quantum electric heater. Exposed wood floor boards.

Landing:

9'8" x 7'3" (max) (2.95m x 2.22m (max))



Upvc double glazed window to side elevation. Doors off to bedroom one, two three and family bathroom. Wall mounted Dimplex Quantum electric heater. Loft access hatch. Fitted loft insulation vent. Exposed wood flooring.



Bedroom Three:
12'0" x 7'10" (max) (3.67m x 2.39m (max))

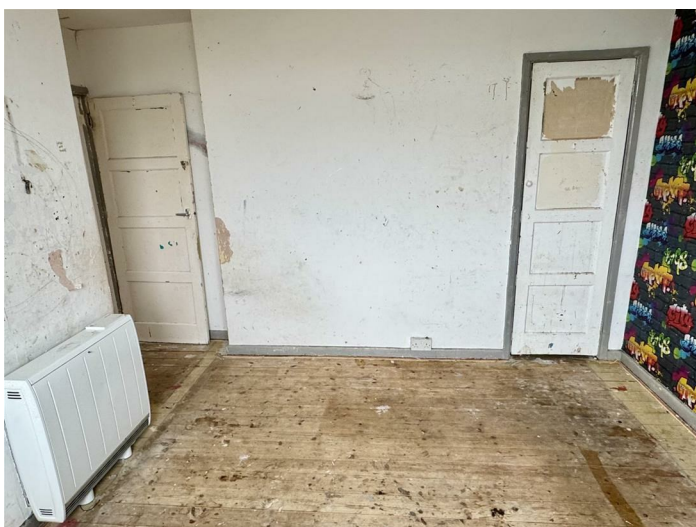


Upvc double glazed window to front elevation. Airing cupboard housing the unvented pressurised hot water cylinder. Exposed wood flooring, Wall mounted Dimplex Quantum electric heater.

Bedroom Two:
12'9" x 11'4" (max) (3.91m x 3.47m (max))



Upvc double glazed window to the front elevation. Door provides access to inbuilt storage void. Wall mounted Dimplex Quantum electric heater. Exposed wood flooring.



Outside:



Upon entering Carnsmerry, located immediately on

the right hand side of the road. To the front there is a manageable area of lawn with the boundaries clearly defined with low level block wall. There is a hard stand area across the front of the property. To the left hand side hard standing area continues to provide access to the enclosed rear garden.

Rear garden:



Accessed off the kitchen via the left hand side, immediately to the rear of the property. There is a walkway with a useful outbuilding split into three areas offering storage options. Larger area to the left hand side additional storage/coal store. External WC to the right hand with single glazed window and double glazed to side elevation. The larger area to the left hand side has double glazing to the front elevation. The rear garden is well enclosed with wood fencing to the right and rear elevations with block wall to the left. A paved patio leads to an elevated paved patio with the remainder of the rear garden in the form of lawn.

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.

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

Agents Notes:

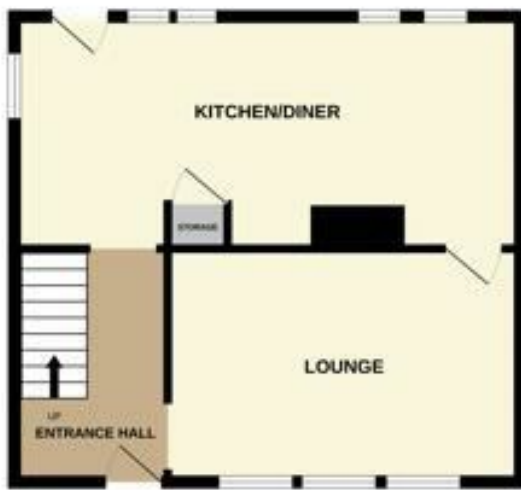
Property was built in 1948.
Loft is boarded.
Annual service charge of £223.68 *subject to annual review

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			72
(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



While every attempt has been made to ensure the accuracy of the description 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 structure, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with SketchUp 12222

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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