



MAY WHETTER & GROSE

**67 ALEXANDRA ROAD, ST. AUSTELL, PL25 4QW
OFFERS IN EXCESS OF £225,000**



LOCATED A SHORT DISTANCE FROM THE TOWN CENTRE, RAILWAY STATION AND THE ST AUSTELL BAY BEACHES, IS THIS IMPRESSIVE TWO DOUBLE BEDROOM FAMILY RESIDENCE WHICH HAS BEEN SYMPATHETICALLY REFURBISHED THROUGHOUT, WHILST RETAINING THE CHARACTER AND CHARM. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS CONVENIENT POSITION AND HIGH LEVEL OF FINISH. EPC - C
SEE AGENTS NOTES



Location

St Austell town centre is situated within a short walk 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 head up East Hill, at the roundabout carry straight on onto Alexandra Road. Follow the road down and the property will be set back on the left hand side. A board will be erected for convenience.

Accommodation

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



Attractive brick paved parking for numerous vehicles to the front with communal side pathway shared with neighbouring properties. Double glazed front door with circular porthole obscure window opens through into reception room.

Reception Room

11'10" x 10'10" plus recess (3.62 x 3.31 plus recess)



The charm can be seen immediately with wood effect tiled flooring. Slate hearth with open fire with wood mantle and further display shelving to both sides. Double glazed sash window to the front with low level window bench seat. Step up and open arch through into kitchen/diner.

Kitchen/Diner

21'10" x 11'2" narrowing to 9'3" (6.66 x 3.41 narrowing to 2.83)



Finished with slate coloured tiled flooring and double doors leading out onto the landscaped rear garden. Wall mounted radiator and recess spotlights. Deep understairs open recess with storage cupboard. The kitchen is thoughtfully designed and laid out and comprises a range of coloured fronted wall and base units complimented with square edged laminated worksurface with splashback incorporating integrated oven, four ring hob with glass splashback with hidden extractor over. Under unit space and free standing space for white good appliances. Ceramic one and half bowl sink and drainer with mixer tap. Baxi Combi Boiler hidden within a kitchen unit cupboard.

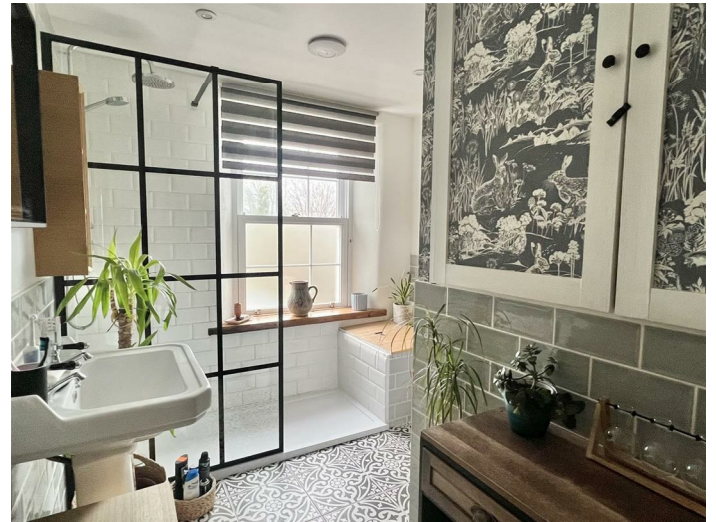


Stairs to first floor with further attractive tiled flooring which continues into the bathroom and period feature doors to both bedrooms and bathroom.



Shower Room

11'5" x 3'11" widening to 7'10" (3.48 x 1.21 widening to 2.39)



Comprising of a period style white suite with low level WC, hand basin and walk in shower with glazed shower screen and showerhead over with separate attachment. Double glazed sash window with blind enjoying an outlook over the garden. Further finishes are chrome heated towel rail and attractive part tiled walls. Good use of space with double doors into large over stairs storage cupboard.

Bedroom

7'1" x 15'0" (2.16 x 4.58)



Located to the rear of the property. Wall mounted radiator and wood sill with double glazed sash window. Wood effect flooring.

Bedroom

9'9" x 15'7" (2.98 x 4.75)



Previously two rooms now one large wonderful double bedroom. Two double glazed sash windows both with low level window bench seat sills. Finished with a bright walls and paper pattern wall.

Outside



attractive paved driveway for numerous vehicles with side pathway, gives communal access to the property to the left and right (see Agents Notes).

Double doors leading off the kitchen/diner open out onto a paved pathway with outside tap and raised planted borders with pathway leading through to an additional patio area with further raised planted borders and enclosed by strip wood fence panelling.



Steps lead up onto an area of open artificial lawn with useful outdoor garden chalet room. The double glazed doors open through into this useful space.

Garden Chalet Room

8'3" x 13'5" maximum (2.52 x 4.11 maximum)



Offering both power and light.

To the side a latch wood gate gives access across next doors pathway to an additional storage outbuilding.

Council Tax Band - B

Broadband and Mobile Coverage

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



The property is set back from Alexandra Road. An

Services

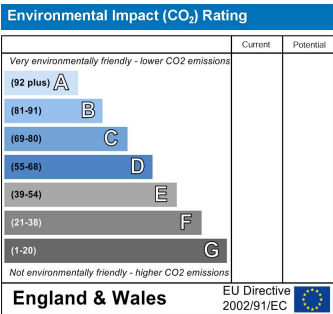
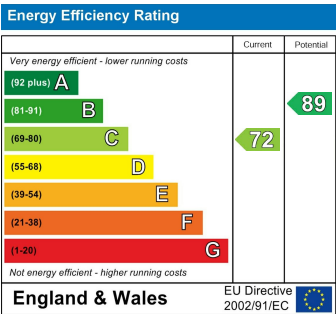
None of the services, systems or appliances at the property have been tested by the Agents.

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

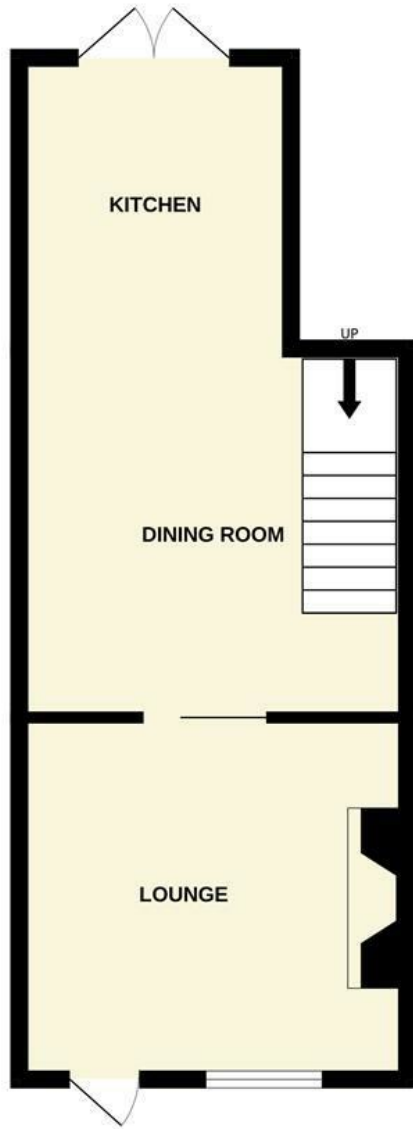
Agents Notes

Due to its style and layout the communal pathway gives access to the property to the left and the neighbouring property to the right also has pathway access across the rear, to access their own garden. There is an additional disused outbuilding which is on the title deeds of number 67, this has not been renovated.





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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