



MAY WHETTER & GROSE

3 SHELLEY ROAD, HOLMBUSH, PL25 3JG
GUIDE PRICE £375,000



A CHAIN FREE LEVEL DETACHED BUNGALOW OCCUPYING A NO THROUGH ROAD SETTING. THE PROPERTY BENEFITS FROM GARAGE AND OFF ROAD PARKING WITH THREE BEDROOMS PLUS ONE BEDROOM SELF CONTAINED ANNEXE. THE PROPERTY IS WELL PRESENTED THROUGHOUT WITH UVPC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING. LOCATED WITHIN CLOSE REACH OF LOCAL AMENITIES AND PERFECT FOR MULTI GENERATIONAL LIVING. AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THE ATTENTION TO DETAIL AND LEVEL OF FINISH ACHIEVED. EPC - C
SEE AGENTS NOTES



Location

Situated in convenient location for the Holmbush complex, providing a Tesco supermarket, bakery and takeaways. St Austell town centre is within 2 miles 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 out onto the A390 to the Holmbush area. Turn left at the traffic lights as if you were heading into Tesco. At the roundabout carry straight on and take the next left onto Whieldon Road. Take the next left onto Shelley Road and continue to the very end of the road where the property can be located on the left hand side of the road. There is ample on road parking available. The properties drive and garage are located to the rear of the property with number 3 clearly viewable over the garage door.

Accommodation

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

Upvc double glazed front door with upper inset glazing allows external access into entrance porch.

Entrance Porch

5'9" x 4'5" (1.77 x 1.37)

Matching Upvc double glazed units to both sides and front elevations. Wood effect flooring. Door through to inner hall.

Inner Hall

13'8" x 19'10" - max (4.18 x 6.07 - max)



Continuation of wood effect laminate flooring. Doors through to dining room, bedrooms and shower room. Double doors open to provide access to a useful in-built storage cupboard with radiator set within. Loft access hatch. Ceiling mounted light well. Radiator.

Dining Room

10'7" x 7'5" (3.24 x 2.28)



Upvc double glazed window to rear elevation opening through into kitchen. Door through to lounge. Tile effect vinyl flooring. Radiator. Textured ceiling.

Kitchen

8'9" x 9'10" (2.67 x 3.00)



Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Upvc double glazed door to side elevation with upper obscure glazing. Matching updated wall and base kitchen units finished in white high gloss, square edged work surfaces with matching splashback. Stainless steel sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Fitted extractor hood over cooker recess. Part tiled walls. Continuation of tile effect vinyl flooring. The kitchen benefits from soft close technology. Mains fuse box.



Lounge

15'10" x 11'6" - max (4.85 x 3.51 - max)



A spacious lounge with large Upvc double glazed floor to ceiling window to front elevation providing a great deal of natural light. Door to left hand side providing additional access to the front of the property. Wood effect laminate flooring. Focal imitation fire place currently housing electric real flame effect fire. Radiator. Television aerial point.



Shower Room

7'2" x 5'5" (2.19 x 1.66)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC, pedestal hand wash basin and fitted shower enclosure with glass shower door and MIRA wall mounted shower. Part tiled walls. Tile effect laminate flooring. Radiator.

Bedroom Three

7'4" x 8'6" (2.26 x 2.61)



Upvc double glazed window to front elevation. Wood effect laminate flooring. Radiator. Textured ceiling. Textured walls.

Bedroom One

11'4" x 9'10" (3.47 x 3.01)



Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Wood effect laminate flooring. Radiator. Textured ceiling.

Bedroom Two

7'7" x 8'7" (2.33 x 2.62)



Upvc double glazed window to front elevation. Radiator. Wood effect laminate flooring. Textured walls. Textured ceiling.

Annexe

A lockable door from the inner hall opens to provide access to the self contained annexe.

Open Plan Kitchen/Lounge/Diner

18'4" x 13'1" (5.60 x 4.01)



Upvc double glazed sliding patio doors to front elevation provides external access. Upvc double glazed window to side elevation. Wood effect laminate flooring to the lounge/dining area. Wood effect vinyl flooring to kitchen area. Focal fire surround currently utilised to house a real flame effect electric fire. Radiator. Television aerial point. To the rear of the room is the kitchen area with matching wall and base kitchen units, roll top work surfaces with matching splashback, stainless steel sink with matching draining board and central mixer tap. The kitchen benefits from soft close technology and has integral washing machine and fridge. Door through to rear hall/access.

Rear Hall/Access

12'8" x 4'3" (3.88 x 1.30)



Wood effect laminate flooring. Upvc double glazed door to rear elevation with upper obscure glazing providing independent external access. Doors to bedroom and bathroom. Additional door opens to provide access into in-built storage cupboard with radiator set within. Radiator.

Bathroom

8'5" x 7'8" - max (2.58 x 2.36 - max)



Upvc double glazed window to side elevation. Updated white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit and shelved storage to the left hand side with roll top work surface. P-shaped bath with wall mounted mains fed shower with overhead and detachable nozzles. Radiator. Wood effect laminate flooring. Part tiled walls.



Bedroom

13'2" x 12'0" - max (4.02 x 3.66 - max)



Upvc double glazed window overlooking the enclosed rear garden. Wood effect laminate flooring. Radiator. Twin double doors open to provide access to in-built wardrobe.

Outside



To the front of the property a low maintenance front garden is laid to a granite chipped walkway which provides access to a number of well established plants and shrubs. Boundaries are clearly defined with low level block walls to front, left and right elevations.

Via the right hand side a walkway provides secure access to the enclosed rear garden. Via the left hand side a gravel walkway flows across the side of the annexe part of the bungalow with established planting bed to the side.

To the rear there is off road parking courtesy of the driveway for one vehicle and access to the garage. To the side of this a gate provides access to the enclosed rear garden.

The rear garden is laid to lawn with a number of established plants and shrubs. Hardstanding paved walk way flowing across the rear and sides of the bungalow. There is a greenhouse and outdoor tap. A useful additional outbuilding off the garage.



Garage



Council Tax Band - C

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.

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

Probate has been applied for.

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	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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GROUND 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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