



MAY WHETTER & GROSE

21 GOVER ROAD, ST. AUSTELL, PL25 5NE

£325,000



**** NO ONWARD CHAIN ****

LOCATED IN A FABULOUS TUCKED AWAY POSITION WITH A SHARED PILLARED DRIVEWAY., SET IN A GENEROUS CORNER PLOT WITH AMPLE PARKING AND TWO GARAGES. THIS DETACHED FAMILY RESIDENCE OFFERS SPACIOUS ACCOMMODATION COMPRISING THREE DOUBLE BEDROOMS ONE WITH EN-SUITE AND DRESSING AREA, GENEROUS SUNNY ASPECT LOUNGE, FAMILY BATHROOM. KITCHEN AND UTILITY. GATED ACCESS LEADS DOWN TO THE RIVER LOCATED AT THE END OF THE ENCLOSED REAR GARDEN. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE PROPERTIES FABULOUS TUCKED AWAY POSITION, ITS SCOPE AND POTENTIAL.

***** EPC - AWAITING *****



Location:

St Austell town centre is 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 head down Bodmin Road, at the traffic lights turn right onto Grove Road. Past HBH Woolacotts and furniture world and approximately 100 yards there is the shared pillared entrance for numbers 21, 23 and 25. Following the driveway to the end the parking will appear in front. A further tarmacked entrance leads to the front door with further iron gated access. Outside tap. Part obscured glazed door and side panel opening through into entrance hall.

Accommodation:

Set at the end of a short shared drive, with great parking, 2 garages and well stocked garden the bungalow offers..

Entrance Hall:

Carpeted flooring. Radiator. Loft access. Airy circulation system. Double doors into cupboard housing the water cylinder.

Kitchen:

11'10" x 7'6" (3.63m x 2.31m)



Comprising of a range of modern style base units with complimentary speckled roll top laminated work surface and tiled splash back. Four ring electric hob with a double size extractor over. One and a half bowl coloured sink and drainer with mixer tap. Double glazed window with pull back vertical blinds. Melay eye low level oven. Freestanding space for fridge freezer. Teracotta coloured tile flooring which continues into the utility. Access via 6 panelled white door.



Lounge/Diner:

19'10" x 16'0" (max) (6.06m x 4.88m (max))



Utility:

7'5" x 7'6" (max) (2.28m x 2.30m (max))



Plumbing and under unit space. Floor mounted oil boiler system. Storage cupboard housing electric fuse board.

Double glazed window to front with pull back vertical blind. Obscure glazed door opening out onto the garden area.

Dual aspect large double glazed window to the side. Radiator. Further large double glazed sliding doors opening out onto the garden with additional radiator to the side. Central focal point of attractive slate stone fire place surround with open grate and raised hearth.



Bathroom:

5'6" x 7'11" (1.68m x 2.42m)



Currently offers a fully tiled floor and wall surround. Comprising of low level WC, hand basin set into a wood effect vanity storage unit with mirror above and pull cord lighting and shaver socket. Chrome electric towel rail. Bifold shower screen over bath. Two obscured double glazed windows. Radiator.

Dressing Room/Bedroom:

11'1" x 9'1" (3.40m x 2.77m)



Carpeted flooring which continues into the inner hallway and onto the bedroom. Double glazed window to the front with pull back vertical blinds. Radiator. Between the dressing room/bedroom is the inner hall with radiator beneath the double glazed window which enjoys an out look over the side rear garden. Access to loft. Sliding door into en-suite. Door into bedroom.

En-suite:

3'7" x 6'5" (max) (1.11m x 1.98m (max))



Finished with a part tiled colour wall surround with decorative inserts. Comprising of corner hand basin and set into vanity unit. Low level WC and shower cubicle. Obscure double glazed window.

Bedroom:

10'5" x 8'9" (3.18m x 2.67m)



Double glazed window to the side rear garden. Radiator. Benefitting from floor to ceiling built in wood effect wardrobe storage and draws.

Bedroom:

11'2" x 12'5" (max) (3.42m x 3.81m (max))



Offering a great deal of natural light and dual aspect from two double glazed windows, one to the side both looking out onto the rear and side gardens. Radiator. Benefitting from floor to ceiling built in wardrobe storage. Matching bedside tables and dressing table.

Bedroom:

10'7" x 12'7" (max) (3.23m x 3.84m (max))



Also situated to the rear and enjoying a similar outlook from the double glazed window with pullback vertical blind. Radiator. Floor to ceiling built in wardrobes.

Outside:



From the shared driveway with the neighbouring properties access widens to the two garages and large tarmac area. This continues across the front of the property allowing space for further vehicles if needed and beyond the iron double gates with further tarmac area. Storage shed. Side gated access which opens onto a hard stand area enclosed by high brick built wall surround giving access also to the side garage. Hard standing area leads to a pathway and opens out onto an area of open lawn. Enclosed by well matured shrubs. Behind the rear of the garage there is the oil tank and further storage and greenhouse. Former patio below low level picket fence set into a stone built wall with steps down to the river below. Beyond and at the rear there is a further open lawn enclosed by low stone wall with planted natural borders and further block built wall.





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 (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	



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.

Services:

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

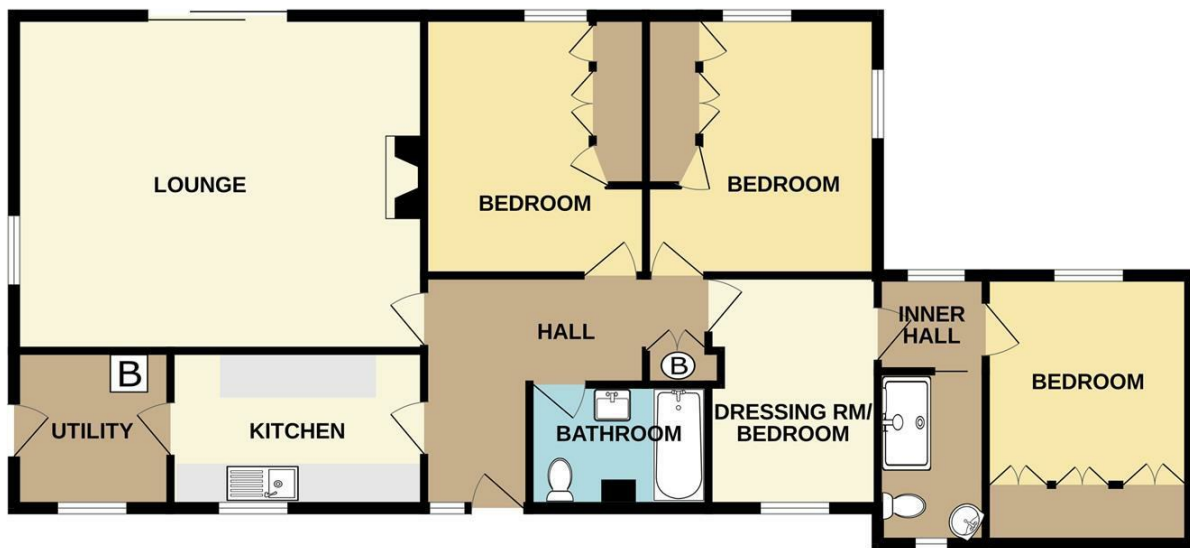
Viewing:

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

Council Tax Band - D



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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