



MAY WHETTER & GROSE

**13 VICTORIA ROAD, ST. AUSTELL, PL25 4QF**  
**ASKING PRICE £190,000**



MORTGAGEES IN POSSESSION ARE NOW IN RECEIPT OF AN OFFER FOR THE SUM OF £192,000 FOR 13 VICTORIA ROAD, ST AUSTELL, CORNWALL, PL25 4QF.

ANYONE WISHING TO PLACE AN OFFER ON THE PROPERTY SHOULD CONTACT MAY WHETTER AND GROSE, BAYVIEW HOUSE, ST AUSTELL ENTERPRISE PARK, TREVERBYN ROAD, CARCLAZE, ST AUSTELL, CORNWALL PL25 4EJ, 01726 73501 BEFORE EXCHANGE OF CONTRACTS OR WITHIN THE NEXT 7 DAYS WHICHEVER IS SOONER.

OFFERED WITH NO CHAIN A SHORT DISTANCE FROM ST AUSTELL RAILWAY STATION, LOCAL AMENITIES, SCHOOLING AND SUPERMARKETS. THIS FORMER GUEST HOUSE ALTHOUGH REQUIRING FULL RENOVATION THROUGHOUT OFFERS SCOPE AND POTENTIAL WITH MANY PERIOD FEATURES. SET BACK FROM THE ROAD AND OFFERS AMPLE PARKING. ENTRANCE PORCH AND HALLWAY, THREE RECEPTION ROOMS, KITCHEN, UTILITY, PORCH WITH WC TO THE GROUND FLOOR, FAMILY BATHROOM AND FOUR DOUBLE BEDROOMS TO THE FIRST, ONE WITH EN-SUITE. TO THE REAR IS AN ENCLOSED WALLED GARDEN WITH OUTBUILDING. THE FRONT OFFERS OFF ROAD PARKING. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS CONVENIENT POSITION AND THE SCOPE AND POTENTIAL THIS PROPERTY HAS TO OFFER. EPC - E

\*SEE AGENTS NOTES\*



## Location

St Austell town centre is situated within easy reach and offers 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 9 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 15 miles from the property.

## Directions



From St Austell head up East Hill at the roundabout go straight across onto Alexandra Road and at the bottom at the mini roundabout carry straight onto Victoria Road 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.

From the driveway up to covered front entrance with outside courtesy lighting. Obscure part glazed double glazed door opening into entrance.

## Entrance Hall



The character features can be seen immediately with mosaic tiled flooring and deep skirting boards. Obscure part glazed panel door opens through into inner hallway.





### Inner Hallway



A wide welcoming area with stair case to the first floor, under stairs cupboard. Wall mounted radiator. Doors to all downstairs living space.

### Reception Room One

10'11" x 14'5" - max into bay (3.33 x 4.40 - max into bay)



Features can be seen by the focal point of the ornate fireplace with low level storage cabinet to both sides. Ceiling Rose Bowl. Deep skirting boards and sash window to the front. Wall mounted radiator.

### Reception Room Two

10'6" x 17'1" - max into bay (3.21 x 5.22 - max into bay)



Also with sash bay window to the front. Central focal point of ornate fireplace surround. Ornate Rose Bowl and deep skirting boards. Wall mounted radiator.

### Reception Room Three

8'11" x 7'2" (2.72 x 2.19)



Sash window to the rear with display sill.

### **Kitchen**

9'10" x 9'10" - max over worksurface (3.02 x 3.00 - max over worksurface)



Comprising tiled wall surround with decorative inserts. A comprehensive range of wood fronted wall and base units with roll top laminated work surface incorporating two circular sinks with mixer taps. Double glazed window opening to the rear.

### **Utility**

9'10" x 5'9" - max (3.01 x 1.77 - max)



Door and step down from kitchen. Space and plumbing for further white good appliances. Wood effect fronted wall and base units with part roll top laminated work surface with tiled splashback. Single glazed window to the side porch, which is accessed by a door to the side.

### **Porch Area**

14'8" x 3'0" (4.49 x 0.92)



With power, light. Boiler system. Bank of single glazed windows with door opening out onto the garden. Gardeners WC accessed by a latched door.

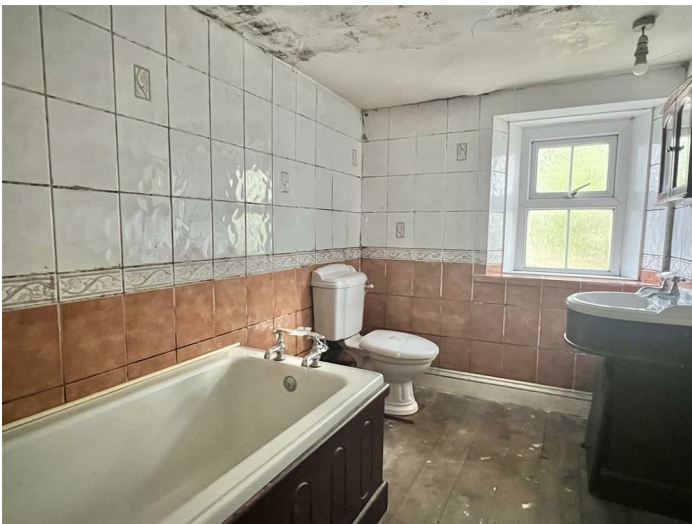




To the half landing where there is a stainless glassed arched sash window. Stair case turns to the upper landing with doors to all four bedrooms. At the half landing, door leads into bathroom.

### **Bathroom**

6'0" x 9'10" (1.85 x 3.01)



Comprising white suite of low level WC, hand basin and panelled bath. Two toned tiled wall surround with decorative border and inserts. Obscure double glazed window to rear. Wall mounted radiator. Please note reduced headroom.



Steps lead up onto the landing with doors to all four bedrooms.

### **Bedroom**

9'0" x 10'9" (2.75 x 3.29)



Sash window to the rear with deep, low level display sill. Access through to the loft. Wall mounted radiator and deep skirting boards. There is also a door through into the next bedroom which can also be accessed from the main upper landing.



### Bedroom

12'11" x 11'3" - max into bay (3.94 x 3.43 - max into bay)



Two double glazed windows to the front with wall mounted radiator opposite. Central focal point of a period open grate fireplace surround. Deep skirting boards.

### Bedroom

11'1" x 10'2" (3.40 x 3.11)



Wall mounted radiator and two double glazed windows to the front with the added benefit of door through into en-suite.

### En-Suite

4'5" x 10'4" plus bay (1.35 x 3.16 plus bay)  
Obscure double glazed window to front with radiator to the side. Comprising suite of hand basin, WC and corner shower cubicle with part tiled wall surround. Also offering open fire grate and period surround.

### Bedroom

11'1" x 11'0" - max (3.39 x 3.36 - max)



Located to the rear with large double glazed window with low level display sill. Radiator. Two doors into storage cupboard. Ornate open fireplace, grate and surround. Deep skirting boards.

### Outside



The property is set back from the road behind a high stone wall with granite pillared pedestrian access with further former wood gated driveway. Parking for numerous vehicles with a garden area to the side and front. To the right side a pathway leads around to the rear which can be accessed from the porch area, enclosed by walled garden, a blank canvas for any keen gardeners.

Currently offering a range of mature trees and shrubs and a outbuilding to the side ideal for storage.





### Council Tax Band - C

### Broadband and Mobile Coverage

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

### Services

"All services/appliances have not and will not be tested"

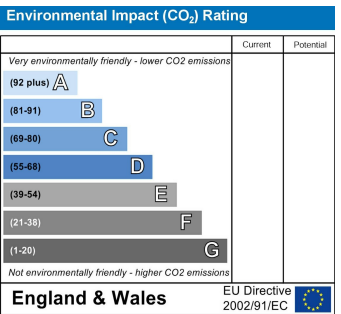
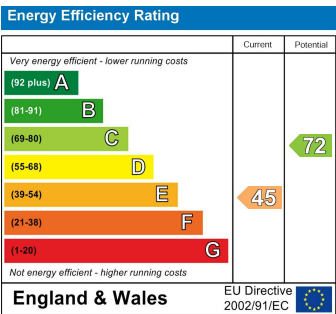
### Viewings

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

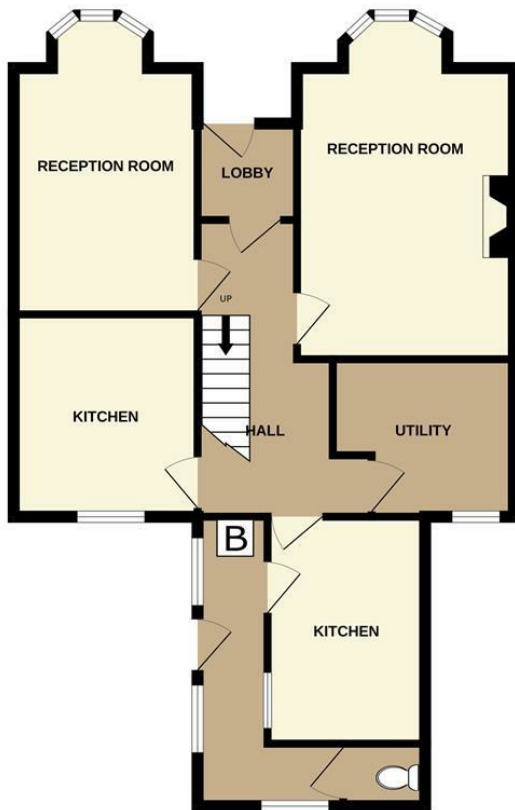
Freehold Property  
Chain Free  
Sold As Seen



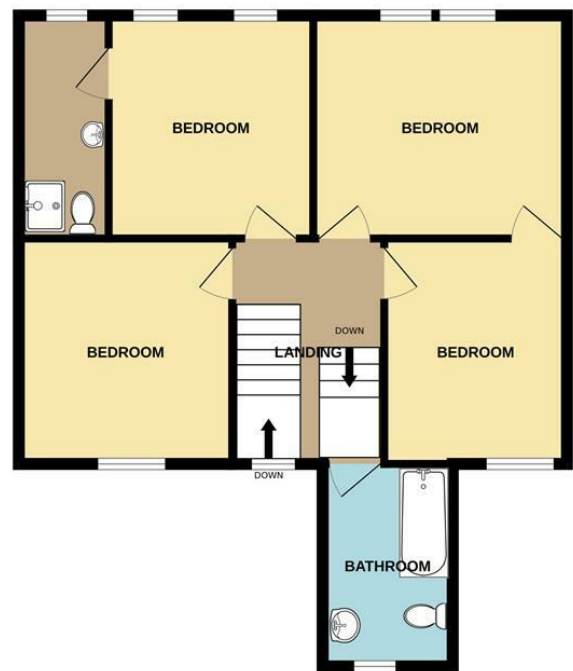




GROUND FLOOR



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.  
Made with Metropix ©2025

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

