



MAY WHETTER & GROSE

4 HADDON WAY, CARLYON BAY, PL25 3QG

GUIDE PRICE £550,000



**** RE-AVAILABLE DUE TO CHAIN BREAK **** A RARE OPPORTUNITY TO PURCHASE A SPACIOUS AND VERSATILE DORMER BUNGALOW OCCUPYING A GENEROUS PLOT IN AN ESTABLISHED AND HIGHLY REGARDED RESIDENTIAL SETTING WITHIN THE PRIME AND POPULAR COASTAL AREA OF CARLYON BAY.

AVAILABLE WITH VACANT POSSESSION AND NO ONGOING CHAIN THIS INDIVIDUAL DESIGNED PROPERTY COMES TO THE MARKET FOR THE FIRST TIME SINCE IT WAS BUILT BY THE FAMILY AND OFFERS SCOPE FOR MODERNISING AND UPDATING ALLOWING THE PURCHASERS TO INCORPORATE THEIR OWN DECORATIVE AND DESIGN IDEAS.

IN BRIEF, THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE, DINING ROOM THROUGH KITCHEN, TWO BEDROOMS, BATHROOM AND SEPARATE WC. TO THE FIRST FLOOR A SPACIOUS LANDING WITH LARGE DORMER WINDOW ENJOYING COUNTRYSIDE VIEWS, TWO BEDROOMS, WITH THE MAIN BEDROOM HAVING LARGE WALK-IN SPACE INTO THE EAVES.

GARDENS EXTEND TO THE FRONT, SIDE AND REAR INCORPORATING LARGE EXPANSES OF LAWN AND MATURE SHRUBBERY AND TREE'S. PLEASE SEE AGENTS NOTES EPC F



Location

Situated within approximately half a mile of the property is the beach at Carlyon Bay, and an 18 hole golf course situated on the cliff tops. Carlyon Bay offers a range of eateries. The property is situated within the catchment area of Charlestown Primary School and Penrice Secondary School. The town of St Austell is situated approximately two miles away and offers a wide range of retail outlets, public library, primary and secondary schools, mainline railway station and leisure centre. 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.

Haddon Way is a highly regarded and well established location within Carlyon Bay, noted for its large sandy beach, headland and clifftop walks. There are a number of amenities within the immediate area including local schools, golf course, restaurants, the neighbouring historic harbour village of Charlestown is also close by. The property being offered to the market for the first time since being constructed.

Directions

Head out to Carlyon Bay towards the beach. Come past Sea Road on your right taking the next right up into Chatsworth Way, and about 100 yards turn left into Haddon Way and the property will appear on the right hand.

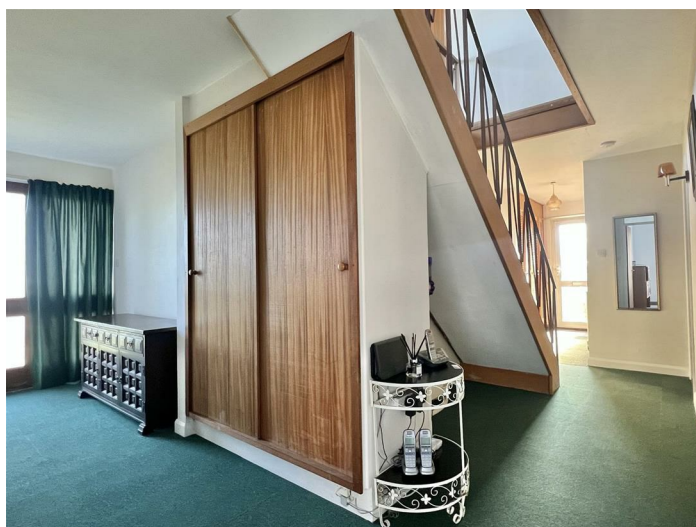
Accommodation

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

Front Entrance

Patterned glazed door and side screen to hallway.

Hallway



L-shaped hallway leads from the front to the side door with doors off to the main accommodation. Upon

entering the front there is a built-in cupboard with hanging space with further built-in cupboards by the side door. Iron rail detailing to staircase to first floor.

Lounge

15' 6" x 12' 0" (4.72m x 3.65m)

Maximum into recess and including chimney breast. Bay window feature to side enjoying garden outlook. Open fireplace, window to rear.

Dining Room

14' 9" x 12' 1" (4.49m x 3.68m)



Window and door to rear leading to garden. Chimney breast housing coal fired Parkray serving the radiators. Opening and side screen to kitchen.

Kitchen

12' 0" x 8' 10" (3.65m x 2.69m)



Fitted with a range of base and wall units, providing cupboard and drawer storage, with working surfaces. Inset sink unit, space for cooker and fridge/freezer. Wood panelled ceiling. Radiator. Window to side.

Bedroom

13' 7" x 10' 0" (4.14m x 3.05m)

Radiator. Window to side.

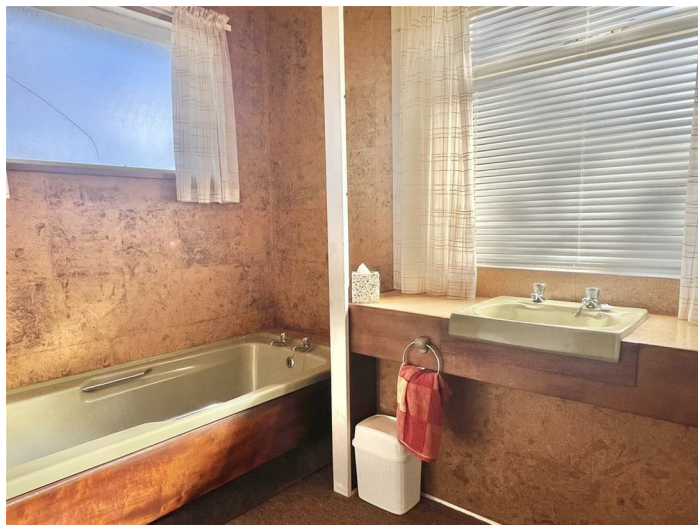
Bedroom

12' 0" x 10' 7" (3.65m x 3.22m)

Including double doors to built-in wardrobe. Radiator. Window to front.

Bathroom

8' 2" x 6' 0" (2.49m x 1.83m)



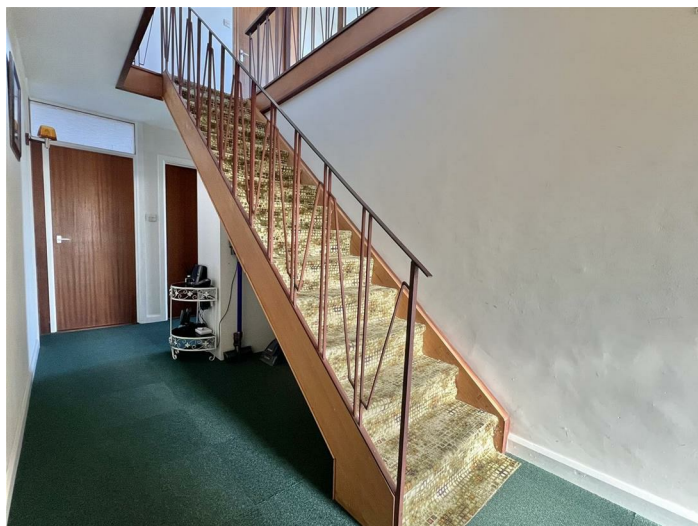
Inset hand basin. Panelled bath. Radiator. Patterned glazed window to front and side.

WC

5' 1" x 3' 2" (1.55m x 0.96m)

Close coupled WC and patterned glazed window to front.

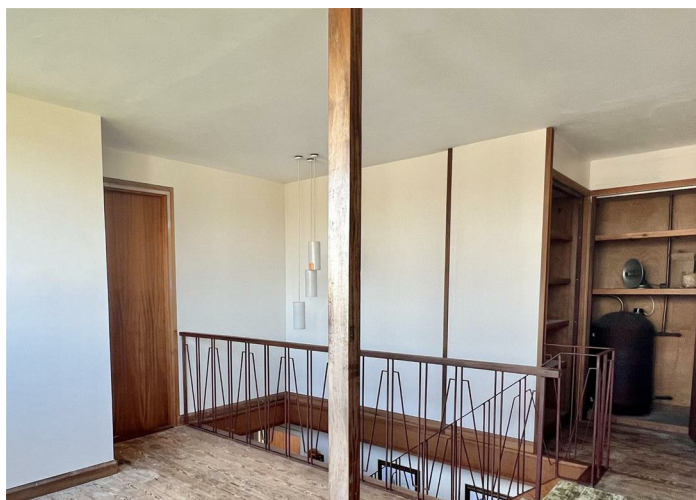
First Floor



Landing



Fantastic spacious landing with double glazed dormer windows enjoying countryside windows to front, sliding doors to large built-in airing cupboard housing hot water cylinder.



Bedroom

13' 7" x 13' 2" (4.14m x 4.01m)
Plus area to front which measures 5'9" x 5' (1.75m x 1.52m) with double glazed window. (This area has scope to provide ensuite facilities). Built-in wardrobes with double doors, window to side. Door to large walk-in access to eaves space which measures 9' x 5'10" (2.74m x 1.78m) (offering scope to provide further accommodation/ensuite facilities/walk-in wardrobe or space off the main bedroom, subject to any necessary planning consents).

Bedroom

13' 7" x 10' 8" (4.14m x 3.25m)
Includes built-in wardrobe with double doors. Window to side.

Outside



The property occupies a generous corner plot setting within Haddon Way. Large expanse of lawn with numerous mature flowering shrubs and tree features providing a good degree of seclusion. Driveway provides parking for several vehicles. Wooden shed opposite the side door is included in the sale



Council Tax Band - E

Services

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

Floor Area

The floor area measurement is taken from the EPC.

Broadband and Mobile Coverage

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

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



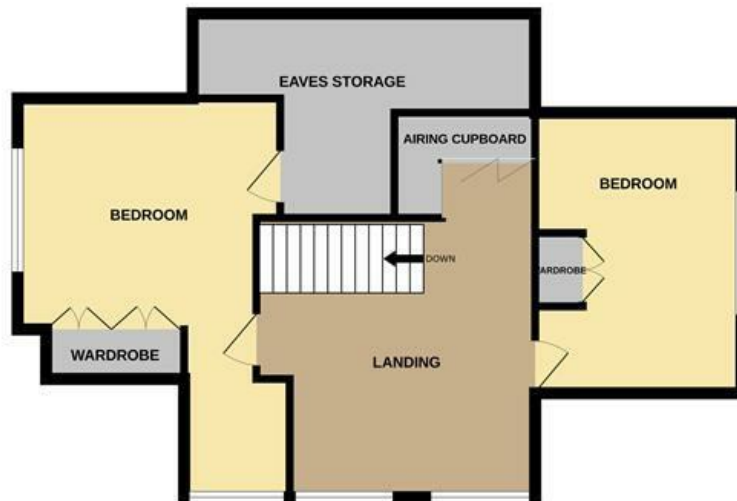
'Please refer to the site plan showing the former title boundary. There is an area of open lawn with some shrubbery and trees which fell outside the registered title but has now been registered under a possessory title to the executors.

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		
		75
		27
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



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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