



**MAY WHETTER & GROSE**

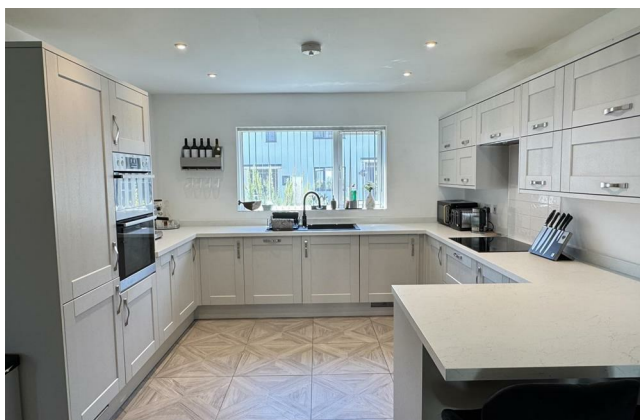
**138 CUDDRA ROAD, ST AUSTELL, PL25 3GB**  
**GUIDE PRICE £315,000**



A WELL SITUATED SEMI DETACHED HOUSE WITH FOUR BEDROOMS. OCCUPYING A NO THROUGH ROAD SETTING. THIS POPULAR DEVELOPMENT WAS BUILT IN 2021, FURTHER BENEFITS INCLUDING A SPACIOUS AND ENCLOSED REAR GARDEN, OFF ROAD PARKING, UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED FAMILY HOME. EPC

- B

\*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 head out onto the A390, passing Tesco on your left hand side, the Holmbush Inn on your left and Niles Bakery on your right heading towards St Blazey. As you go past Bucklers Lane which is also on your left hand side, coming to the next set of traffic lights turn right onto the Devonshire Homes development. Follow the road up taking the first left hand turning onto Kober Way and follow the road around the right hand bend and turn then turn left onto Cuddra Road. Number 138 is located on the left hand side of the road with off road parking for two vehicles on the bricked front drive.

## Accommodation

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

Upvc front door with obscure glazed panel and inset spyhole allows external access into entrance hall.

## Entrance Hall

9'4" x 7'1" (2.87 x 2.17)



Tiled flooring. Carpeted stairs to first floor. Doors provide access to ground floor WC, open plan kitchen/diner. Part wood clad feature wall. Radiator. Upon entering to the right hand side a door opens to provide access to the mains fuse box, mains gas inlet and fibre link to premises.

## W.C.

5'7" x 2'11" (1.71 x 0.89)



Matching two piece WC suite comprising low level flush WC with dual flush technology, pedestal hand wash basin with central mixer tap. Continuation of tiled flooring. Tiled walls to water sensitive areas. Radiator. Extractor fan. Tiled display shelf.

## Lounge/Diner

19'5" x 19'1" (5.93 x 5.82)



Upvc double glazed patio doors to rear elevation allowing access to the enclosed rear garden. Upvc double glazed window to rear elevation. Opening through to kitchen area. Carpeted flooring. Two radiators. Telephone point. Television aerial point. Feature wood clad wall. Opening to under stairs storage recess.





## Landing

10'9" x 9'9" - max (3.28 x 2.98 - max)



Upvc double glazed window to side elevation. Doors to bedrooms one, two, three, four and family bathroom. Carpeted flooring. Loft access hatch. Fitted NuAir Vent. Door opens to the airing cupboard housing the Vailant Gas Fired Central Heating Boiler.

## Bedroom Four

9'6" x 9'3" (2.91 x 2.84)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Door provides access to over stairs storage cupboard.

## Kitchen Area

12'10" x 11'8" (3.92 x 3.58)

Upvc double glazed window to front elevation. Tiled flooring. Matching wall and base units, square edged work surfaces with matching splashback. Breakfast bar. Composite sink with matching draining board and central mixer tap. Fitted electric oven with grill over. Fitted fridge, freezer, dishwasher and washing machine. Four ring buttonless hob with fitted extractor hood over and tiled splashback.



### Bedroom One

11'4" x 13'0" (3.47 x 3.98)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Fitted three door wardrobe. Television aerial point.

### Bedroom Two

11'10" x 9'1" (3.61 x 2.79)



Upvc double glazed window to the rear elevation overlooking the enclosed rear garden. Carpeted flooring. Radiator. Television aerial point.

### Family Bathroom

8'4" x 6'2" (2.55 x 1.90)



Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap, panel enclosed bath with fitted mains fed shower and fitted glass shower screen. Wood effect vinyl flooring. Tiled walls to water sensitive areas. Electric plug in shaver point. Fitted extractor fan. Heated towel rail.

### Bedroom Three

11'6" x 7'3" (3.52 x 2.22)



Upvc double glazed window to rear elevation. Radiator. Carpeted flooring. Television aerial point.



Outside



To the front of the property a bricked drive provides off road parking for two vehicles.

The front garden is laid to lawn with an established evergreen boundary between the lawn and parking area. Paved steps then provide access to the front door. To the right hand side of the front door, steps lead down to a side access passage which provides access to the rear garden gate.

To the rear garden either accessed from the dining area or via the side gate, the rear garden is laid to quality astro turf with a paved walkway flowing across the rear of the property which opens to a patio area off the dining area. Composite decking in the far corner. Boundaries are clearly defined with wood fencing to the right, left and part rear elevation with the remainder of the rear elevation boundary in the form of a rendered block wall.



Council Tax Band - C

Broadband and Mobile Coverage

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

Services

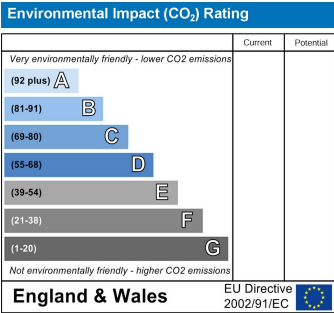
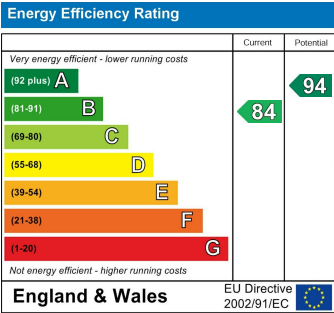
None of the services, systems or appliances at the property have been tested by the Agents.

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

Some of the power points have inset USB charging points.  
Devonshire Homes will be organising a management company for the development. This is yet to be set up but there will be a monthly charge for the up keep of the communal areas.

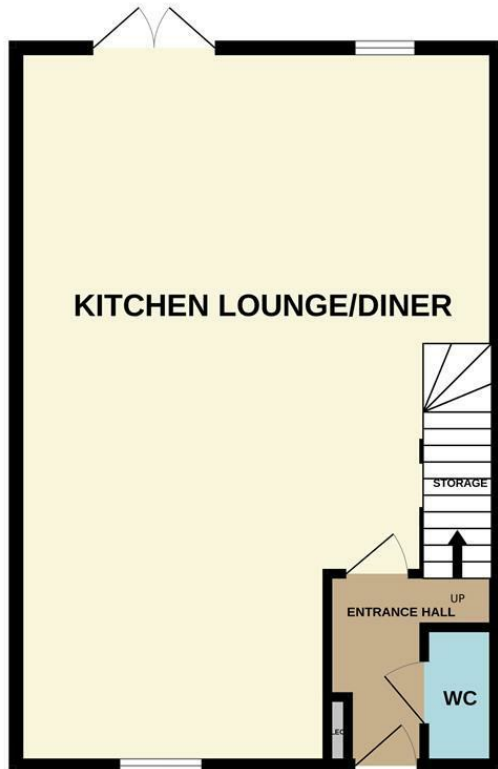




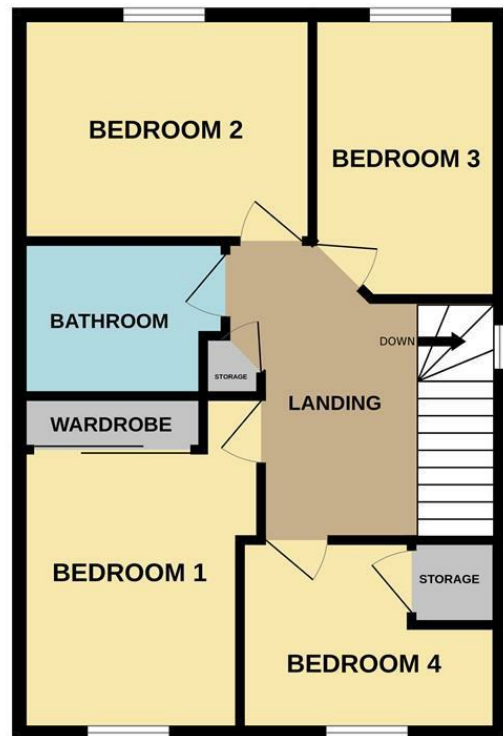




GROUND FLOOR



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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