



MAY WHETTER & GROSE

**69 EDGCUMBE GREEN, ST. AUSTELL, CORNWALL PL25 5EE
OFFERS IN EXCESS OF £300,000**



SITUATED IN A SOUGHT AFTER RESIDENTIAL AREA ON THE WESTERN SIDE OF ST AUSTELL TOWN CONVENIENTLY PLACED FOR ACCESS ONTO THE A390 AND WITHIN EASY REACH OF PRIMARY SCHOOLING AND OFFERED WITH NO ONWARD CHAIN. SET WITHIN GOOD SIZED GARDENS, AMPLE DRIVEWAY PARKING AND GARAGE. A TWO RECEPTION ROOMED FAMILY HOME OFFERING SCOPE AND POTENTIAL. THE PROPERTY INTERNALLY OFFERS LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, CLOAKROOM/WC AND STAIRCASE TO FOUR DOUBLE BEDROOMS AND FAMILY BATHROOM.
EPC - C



Location

St Austell town centre is situated within a short distance 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

Known locally as Hospital Hill turn left into Edgcombe Green, follow the road along for approximately 100 yards, bear around to the left and down the hill. Past the two cul-de-sacs on the left hand side and the property will appear on the left approximately 3/4 of the way towards the bottom. 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 there are steps with handrail to front door with outside courtesy lighting. Further gated access to the rear. Part obscure double glazed door opens into entrance hall.

Entrance Hall

5'1" x 5'10" (1.56 x 1.8)

Finished with tiled flooring which continues through into the kitchen/breakfast room. Low level radiator. Door into cloakroom/WC.

Cloakroom/WC

5'11" x 2'8" (1.81 x 0.83)



Comprising low level WC and hand basin with tiled splashback and decorative borders. Low level radiator with obscure double glazed window above.

Lounge

13'6" x 14'3" (4.12 x 4.35)



Part obscure glazed panel and door opening through into reception room. The formal lounge has a focal point of a stone built fireplace surround with wood mantle and bricked raised hearth with papered chimney breast surround. Part bay window with deep display sill enjoying an outlook over the garden. Wall mounted radiator.



Reception Room

13'6" x 12'0" (4.12 x 3.67)



Radiator beneath the turning stair case to the first floor and double glazed sliding doors out onto the rear garden. Wide open door arch into kitchen/breakfast room.

Kitchen/Breakfast Room

8'4" x 20'3" - max (2.55 x 6.19 - max)



The kitchen/breakfast room can be accessed via the entrance hall and comprises a range of wood fronted wall and base units complimented with square edged stone worksurface incorporating five ring gas burner with stainless steel splashback and extractor above and integrated oven below. Opposite with integrated sink and drainer with mixer tap and double glazed window above and under unit space and plumbing for white good appliances. Breakfast bar and further cabinets with double glazed window above. Recessed spotlighting throughout. Obscure part glazed door to side.



Carpeted stair case to the first floor landing with access through to four double bedrooms all with light panels above and family bathroom. Loft access. Door into large airing cupboard housing the boiler.

Bedroom

13'1" x 9'0" (3.99 x 2.76)



Double doors into in-built wardrobes. Large double glazed window to the rear with display sill and radiator beneath enjoying an outlook towards the town centre and down over the garden.

Bedroom

7'8" x 8'11" (2.35 x 2.74)



Also enjoying a similar outlook from a double glazed window with display sill and radiator beneath.

Family Bathroom

5'11" x 8'0" - max (1.81 x 2.46 - max)



Comprising large hand basin with part tiled splashback with mirror above. Within the recess low level WC with wall mounted extractor and radiator behind attractive cover. High level obscure double glazed window. Bath with mixer tap and shower over also with part tiled wall surround.

Bedroom

9'6" x 8'1" (2.91 x 2.48)



Enjoying an outlook down over the front garden from a double glazed window with display sill and radiator beneath. Finished with dark strip wood laminate floor covering.

Principal Bedroom

14'6" x 12'5" - max (4.44 x 3.81 - max)



Some far reaching views from a double glazed window with radiator beneath. Double doors into over stairs recess wardrobe storage. Finished with bright white wall surround and feature paper pattern wall.

Outside



The property is set back from the road behind mature deep hedging. The front garden is mainly laid to lawn with a mature palm. Access to the side with detached garage.



Detached Garage
9'4" x 19'10" (2.87 x 6.05)



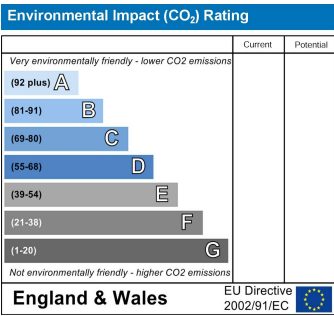
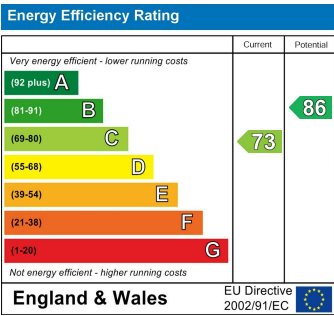
Up and over door. Both power and light.

Council Tax Band - D

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

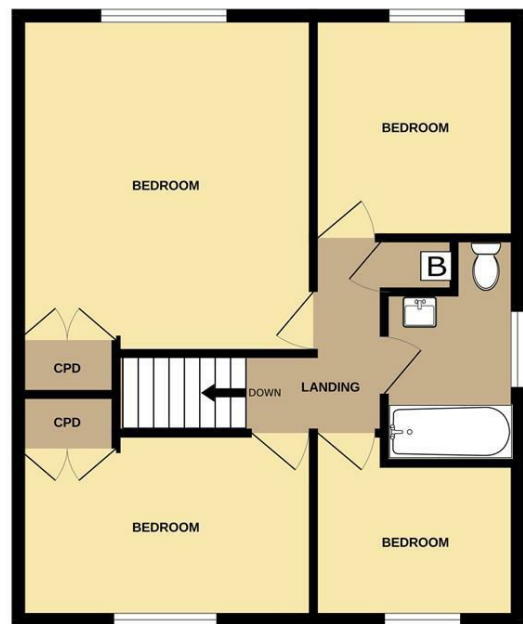




GROUND FLOOR



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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