



MAY WHETTER & GROSE

**1 FOUNDRY DRIVE, CHARLESTOWN, PL25 3BS**  
**GUIDE PRICE £350,000**



OFFERED WITH NO ONWARD CHAIN A SHORT DISTANCE FROM BOTH PRIMARY AND SECONDARY SCHOOLING AND A SHORT WALK TO THE HISTORIC COASTAL PORT OF CHARLESTOWN AND THE SOUTH WEST FOOTPATH. AN ATTRACTIVE END OF TERRACE FOUR BEDROOM FAMILY RESIDENCE, LOCATED ON THE FRINGE OF THE AWARD WINNING FOUNDRY DRIVE DEVELOPMENT. OFFERING BOTH FRONT AND REAR LEVEL GARDENS, KITCHEN/DINER, LOUNGE AND CLOAKROOM/WC TO THE GROUND FLOOR WITH FIRST FLOOR OFFERING THREE BEDROOMS, PRINCIPAL WITH EN-SUITE AND WALK IN WARDROBES AND FAMILY BATHROOM. COASTLINE AND COUNTRYSIDE GLIMPSES FOR THE FIRST FLOOR. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS FABULOUS POSITION WITHIN THE DEVELOPMENT. EPC - C  
\*SEE AGENTS NOTES\*



## Location

Charlestown is a popular Georgian harbour side village situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats and several tall ships, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers, The Eagle Has Landed and Poldark largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses. To both sides of Charlestown harbour there is the South West coastal footpath providing some wonderful walks with cliff top views and sandy coves and beaches, leading towards Carlyon Bay, Porthpean and Duporth. To the east lies the natural deep harbour port of Fowey with excellent boating facilities and with a range of excellent local shops and restaurants. Nearby is the beach of Porthpean which has its own sailing club. The coastal footpath is a short walk away towards Duporth and Porthpean and towards Carlyon Bay, Polkerris and Fowey.

## Directions

Head out from St Austell onto the A390, up past Asda on Cromwell Road at the traffic lights carry straight onto the Charlestown roundabout taking the third exit sign posted Charlestown. Come down past Penrice Academy School on your right hand side, and head down the hill towards the Port. Take the left hand turn into Foundry Drive and the property will appear elevated 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.

Steps to the front entrance. Low level gate with paved pathway with tiled covered canopy to front entrance with outside courtesy lighting. Door through into entrance hallway.

## Entrance Hallway



Finished with a tile effect floor covering. Carpeted stair case to first floor. Doors to all downstairs living accommodation. Wall mounted radiator. High level fuse box.

## Lounge

15'5" x 9'4" (4.71 x 2.85)



Double glazed window to front with low level display sill and radiator beneath enjoying an outlook over the garden. Central focal point of a stone raised hearth and back drop with wood mantle surround. Further radiator to the side of the open arch which leads through to the kitchen/diner.





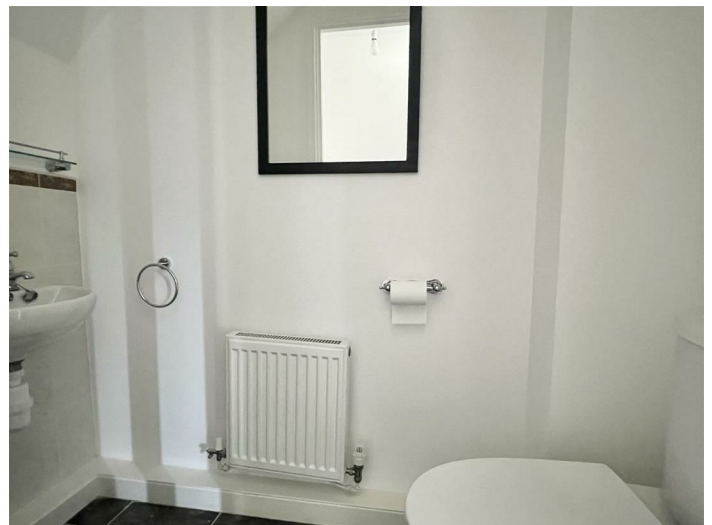
### Kitchen/Diner

16'0" x 8'7" - max (4.88 x 2.62 - max)



This kitchen/diner can also be accessed from the entrance hallway. Matching flooring leads through, double glazed doors opening out onto the enclosed rear garden and window in the kitchen area. The kitchen comprises a range of cream fronted wall and base units complimented with roll top polished dark work surface with tiled splashback. Four ring gas hob with hidden extractor over and integrated oven beneath. One and half bowl stainless steel sink and drainer board with mixer tap. Integrated fridge and freezer, dishwasher and under unit space and plumbing for washing machine. Tucked into one of the wall cabinets is the boiler.

### Cloakroom/WC



Located beneath the stairs and comprises of low level WC, hand basin with part tiled splashback with shelf above. Matching flooring leading through from the hallway. Wall mounted radiator and ceiling mounted extractor.



Carpeted stair case to the first floor. Access to the three bedrooms and bathroom. Door into airing cupboard with slatted shelving.

### Bedroom

8'8" x 6'1" (2.65 x 1.87)



Double glazed window with an outlook down over the garden with display sill and radiator beneath.

### Bedroom

9'6" x 8'8" (2.91 x 2.65)



A similar outlook from a double glazed window, also with radiator beneath.

### Family Bathroom

7'11" x 5'6" (2.43 x 1.68)



Comprising a white suite of low level WC, hand basin, panelled bath with part tiled wall surround and decorative border. Shaver socket. Ceiling mounted extractor and radiator behind the door.

### Bedroom

9'5" x 8'7" - max (2.89 x 2.62 - max)



To the front double glazed window with deep display sill and radiator beneath.





On the landing there is also a radiator and window located to the front with display sill with turning stair case to the principal bedroom.

### **Principal Bedroom**

9'0" x 9'8" plus window recess - max (2.76 x 2.97 plus window recess - max )



(please note reduced head height) From the double glazed window to the front when opened there are coastline and countryside glimpses. Wall mounted radiator. Door into en-suite and door into in-built wardrobe hanging storage space.

### **En-Suite**

8'1" x 6'11" plus recess into sink (2.48 x 2.13 plus recess into sink)



Comprises part tiled wall surround. Low level WC, hand basin and sliding door into cubicle with integrated shower system with extractor above. Obscure double glazed window to the rear and wall mounted radiator.

### **Outside**



To the front the property is located in an elevated position from the access road into the popular development. To the front enclosed by low level stone wall surround with shrubbery and laid to lawn.

To the rear enclosed by part wall and fencing with latched gate to the side leads out onto an area of open lawn and there is a paved patio area to the front of the double doors with outside courtesy lighting and outside tap.

Just a short walk is off road allocated parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



## Council Tax Band - D

### Agents Notes

Management Company First Port  
Service Charge of £135 per annum for Estate Maintenance  
Two Allocated Parking Spaces

### 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

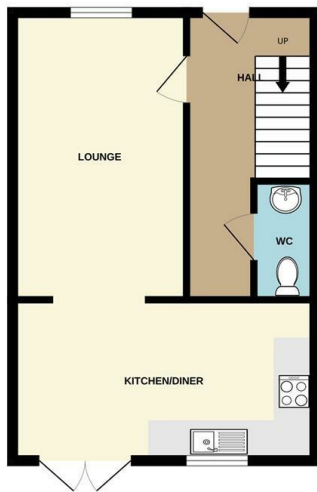
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ  
Tel: 01726 73501 Email: sales@maywhetter.co.uk



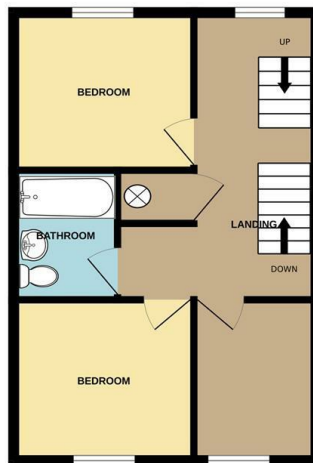




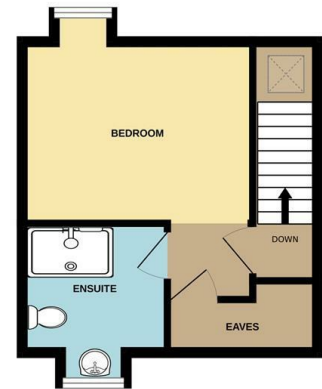
GROUND FLOOR



1ST FLOOR



2ND 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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