



MAY WHETTER & GROSE

2A SANDY HILL, ST. AUSTELL, PL25 3AS

PRICE £265,000



A CHAIN FREE NON-ESTATE SEMI-DETACHED THREE BEDROOM HOUSE WITH ENSUITE BATHROOM. OFF-ROAD PARKING WITH ELECTRIC CHARGING POINT. ENCLOSED REAR GARDEN COMPLETED IN 2025. UPVC DOUBLE GLAZING THROUGHOUT WITH AIR SOURCE HEATING. SET CLOSE TO LOCAL AMENITIES AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL FINISHED HOME.

**** EPC - C*****



Location:

St Austell town centre is situated approximately 1 miles away 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:

Head out onto Polkyth Road. At the traffic lights carry straight over on to Sandy Hill. Proceed down Sandy Hill passing the rear entrance to Aldi on the left hand side of the road. Opposite this turning is the access to number 2 and number 2a Sandy Hill. There is ample parking to the front/side for viewers.

Accommodation:

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

Composite front door with inset obscure glazing allows external access into entrance hall.

Entrance Hall:

12'3" x 7'4" (max) (3.74m x 2.26m (max))



Wood effect laminate flooring. Carpeted stairs to first floor. Doors through to open plan kitchen, lounge, diner. Door through to WC. Airing cupboard housing the pressurised hot water tank, mains fuse box and heating controls. Radiator

WC:

5'7" x 2'11" (1.71m x 0.91m)



Upvc double glazed window to front elevation with obscure glazing. Low level WC with dual flush technology and ceramic hand wash basin with central mixer set on vanity storage unit. Wood effect laminate flooring. Tiled walls. Heated towel rail. Fitted extractor fan.

Kitchen/Lounge/Diner:

26'2" x 17'4" (7.99m x 5.29m)



Twin aspect room with Upvc double glazed windows to front and rear elevations. Upvc double glazed patio doors with full length glazing providing access to the enclosed rear garden. Wood effect laminate flooring to the lounge area. Two radiators. Television aerial point.



Fitted kitchen with matching wall and base kitchen units finished in a dark blue matte finish square edge works surfaces. Four ring buttonless hob with stainless steel splash back. Fitted extractor hood. Electric oven. Stainless steel sink with matching draining board. Central mixer tap. Matching splashbacks. The kitchen benefits from integral fridge, integral freezer, integral slimline dishwasher and integral washer dryer. Radiator. Wood effect laminate flooring.

Landing:

10'11" x 6'7" (3.33m x 2.01m)

Carpeted flooring. Doors off to bedrooms one, two, three and family bathroom. Radiator.

Family Bathroom:

6'7" x 6'6" (2.02m x 2.0m)



Double glazed window to rear elevation with obscure glazing. Matching three-piece white suite, comprising low-level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit, panel enclosed bath with central mixer tap and wall mounted mains fed shower with overhead and detachable body nozzle. Heated towel rail. Wood effect laminate flooring. Fitted extractor fan. Water resistant cladding. Wall mounted mirror with LED lighting.

Bedroom Two:

10'4" x 10'2" (3.17m x 3.11m)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator

Bedroom One:

11'2" x 10'2" (3.42m x 3.1m)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Door to en-suite shower room.

En-Suite:

10'4" x 3'11" (3.16m x 1.20m)



Matching three-piece white ensuite comprising low-level flush WC with dual flush technology and ceramic hand wash basin with central mixer tap set on vanity storage unit. Door to shower enclosure with wall mounted mains shower. Wood effect laminate flooring. Heated towel rail. Extractor fan. Loft access.

Bedroom Three:

8'5" x 6'6" (max) (2.58m x 2.00m (max))



Upvc double glazed window to front elevation. Carpet flooring. Radiator.

Outside:

Accessed opposite Aldi is a shared driveway that provides access to number 2 and 2A. Enjoying off-road parking for two vehicles with an electric charging point to the front of the property.



The rear garden is laid to lawn and enclosed with stone wall to the rear with wood fencing to part of the left elevation and the right elevation. A chipped granite walkway provides a hardstanding walkway through to the rear of the property. Outdoor power points. Air source heating unit.

Broadband and Mobile Coverage:



Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.
<https://checker.ofcom.org.uk/en-gb/broadband-coverage> / <https://www.ofcom.org.uk/mobile-coverage-checker>

Floor Area:

The floor area measurement is taken from the EPC.

Services:

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

Viewing:

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

Agents Note:

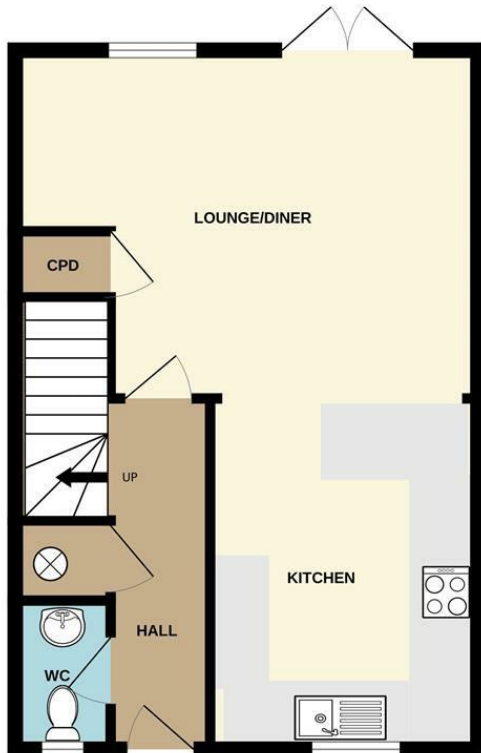
The property has a 10 year Professional Consultant Certificate Warranty dated 2025

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		
England & Wales		
EU Directive 2002/91/EC		

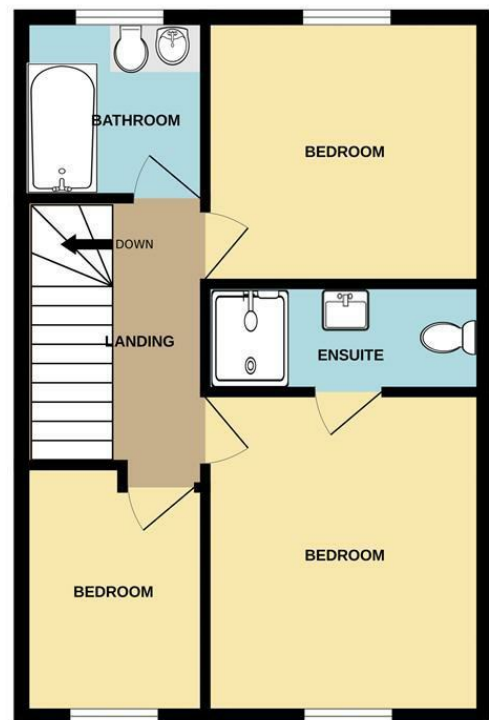
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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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