



MAY WHETTER & GROSE

19 BREWERY DRIVE, ST. AUSTELL, PL25 4EH
OFFERS OVER £190,000



LOCATED IN A TUCKED AWAY POSITION WITHIN A RESIDENTIAL DEVELOPMENT A SHORT DISTANCE FROM ST AUSTELL TOWN CENTRE, IDEALLY PLACED FOR THE RAILWAY STATION, LOCAL AMENITIES AND SCHOOLING. A WELL PRESENTED SPACIOUS HOME WITH ENCLOSED REAR GARDEN AND ALLOCATED PARKING.

INTERNALLY THE PROPERTY OFFERS A KITCHEN TO THE FRONT, GENEROUS SIZE LOUNGE/DINER TO THE REAR, CLOAKROOM/WC, TWO DOUBLE BEDROOMS BOTH WITH FITTED WARDROBES AND BATHROOM. EPC -

C

SEE AGENTS NOTES



Location

St Austell town centre is situated approximately half a mile away and offers 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

The property is located just off of Trevarthian Road opposite the St Austell Brewery. As you turn into Brewery Drive, follow the road round to the left and keep going towards the end and the property will appear on the right hand side. A Board erected for convenience.

Accommodation

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

From the front there is a paved pathway with covered front entrance, part obscure double glazed door leading through into welcoming hallway.

Hallway



Finished with strip wood effect floor covering which continues through into the kitchen. Carpeted stair case turning to the first floor. Open arch through into the kitchen and doors into cloakroom/WC and through to the lounge/diner.

Cloakroom/WC

5'1" x 2'11" (1.56 x 0.90)



Comprising low level WC and corner hand wash basin with tiled splashback. Low level radiator and obscure double glazed window to the front with high level display sill. Ceiling mounted extractor.

Open archway into kitchen.

Kitchen

6'1" x 9'10" - max (1.87 x 3.01 - max)



Double glazed window with roller blind to the front with display sill. Stainless steel sink and drainer with mixer tap below, set into a strip wood effect laminated roll top work surface with matching splashback, also incorporates four ring Zanussi gas hob with integrated oven below and hidden extractor above. Tiled splashback. Range of bevelled edged wall and base units incorporating integrated fridge, freezer and washing machine. Large wall cabinet houses the boiler system.

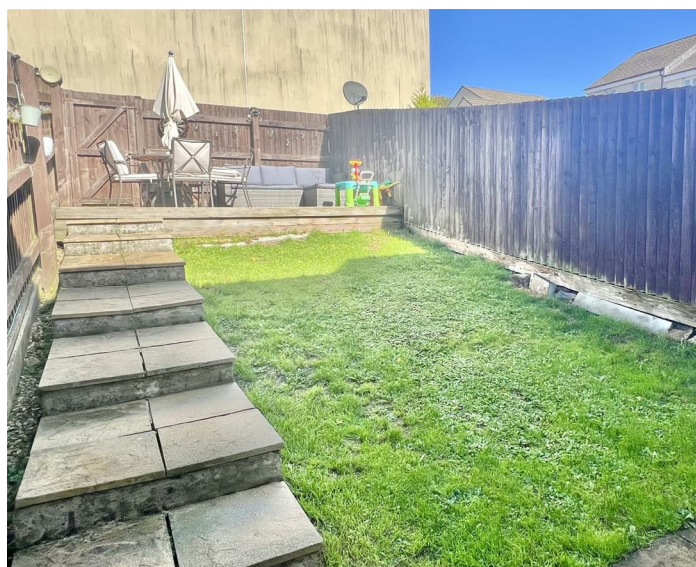
Lounge/Diner

15'6" x 13'1" - max (4.74 x 3.99 - max)



Door into good sized under stairs storage cupboard. Double glazed sliding doors out onto the enclosed rear garden.

Carpeted stair case turns to the first floor landing with doors to both double bedrooms, bathroom and access to the loft. Wall mounted radiator.



Bedroom

8'5" x 10'11" - max (2.58 x 3.33 - max)



Two double glazed windows to the front both with display sills and central radiator beneath, enjoying glimpses out over Poltair Park. Benefitting from floor to ceiling glass mirror fronted in-built wardrobes with further door into over stairs storage.





Principal Bedroom

10'2" x 10'11" - max (3.12 x 3.33 - max)



Enjoying an outlook down over the garden from a double glazed window with roller blind and deep display sill and radiator beneath. Benefitting from floor to ceiling glass mirror fronted in-built wardrobes with ample storage.

Bathroom

6'2" x 6'5" - max (1.89 x 1.97 - max)



White suite comprising low level WC, hand basin and panelled bath with part tiled wall surround finished with a mosaic patterned effect floor covering. Wall mounted radiator.



Outside



To the front low maintenance slate stone chippings with some planting.

To the rear which is accessed from the lounge/diner, a paved patio with paved steps leading up onto a raised decked area. An area of open lawn. All enclosed with strip wood fence panelling with gated access to the parking.

The allocated numbered parking is to the end of the terrace.



Council Tax Band - B

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

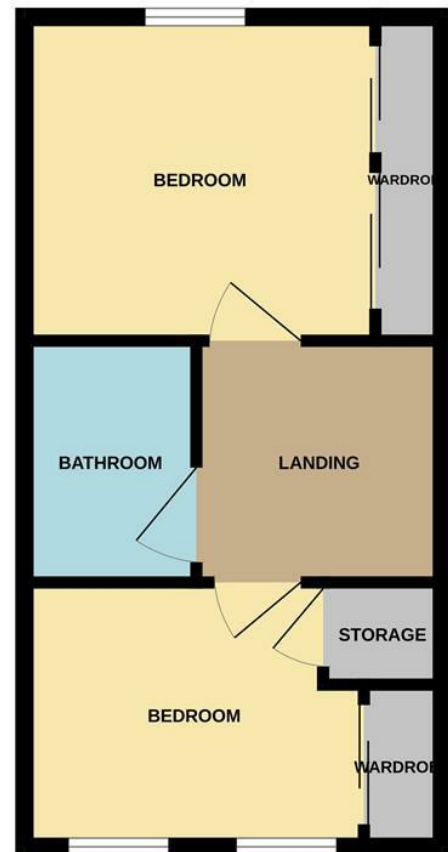
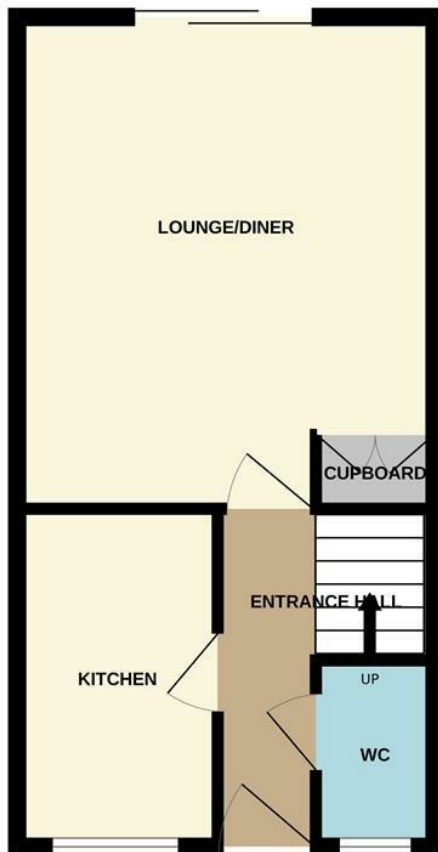
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes

Being a modern build development there is a management company in respect of the up keep of the communal areas which is approximately £200 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		80	
(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	



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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