



MAY WHETTER & GROSE

53. LONGPARK WAY, ST. AUSTELL, PL25 3UJ
GUIDE PRICE £220,000



SET WITHIN A POPULAR RESIDENTIAL CUL DE SAC A SHORT DISTANCE FROM LOCAL AMENITIES AND OPEN GREEN AREAS, THIS DELIGHTFUL END OF TERRACE FAMILY RESIDENCE BENEFITTING FROM GOOD SIZE LEVEL REAR GARDEN, PARKING AND GARAGE. INTERNALLY THE PROPERTY OFFERS LOUNGE, KITCHEN/DINER, THREE BEDROOMS AND BATHROOM TO THE FIRST FLOOR. THE PROPERTY OFFERS FULL FIBRE. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITION. EPC - C



Location

St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket. There is a mainline railway station and leisure centre together with primary and secondary schools. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 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 town centre head down Sandy Hill, at the traffic lights by the children's playpark turn left, head up along taking the next left onto Bownder Vean. Follow the road to the end turning left down into Longpark Way. Follow the road down past the communal greens areas on the left hand side, follow along and the property will appear on the left. 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 path at the end of the terrace is the access to the garage and parking to the rear. From the cul-de-sac there is a pathway leading to a covered front entrance, with further gated access leading to the rear garden.

Part obscure double glazed door opens through into entrance hall.

Entrance Hallway

Carpeted flooring which continues through into the main lounge, living area and onto the stair case. Wall mounted radiator and double glazed window to the side.

Lounge

14'7" x 9'9" - max (4.46 x 2.98 - max)



Double glazed window with fitted blind to the front with radiator beneath. Central focal point of open fireplace with brick and wood mantle surround. Door into under stairs storage cupboard. A further door leads through to the rear to the kitchen/diner.



Kitchen/Diner

9'3" x 14'7" - max (2.82 x 4.47 - max)



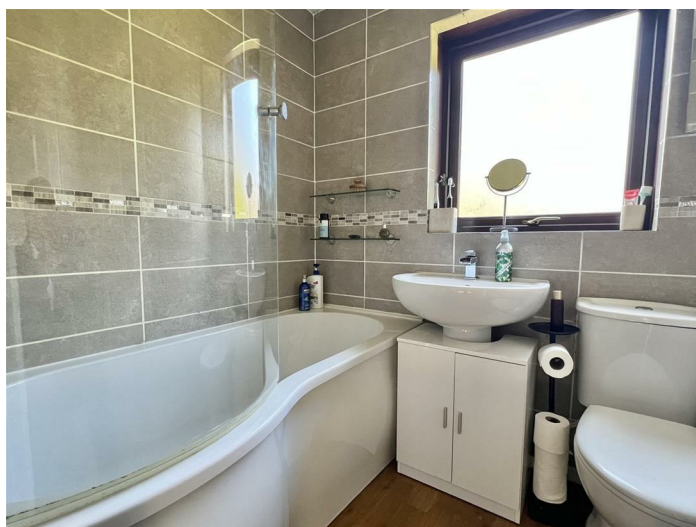
Double glazed windows and door leading out to the garden. The kitchen itself comprises a range of bevelled edge painted wall and base units with attractive tiled splashback. Dark roll top work surface incorporating four ring hob, integrated oven below. Free standing space for white good appliances. Finished with tile effect floor covering. Recessed spotlights. Wall mounted radiator in dining area.



Stair case with handrail to first floor landing with access through to all three bedrooms and bathroom. Double glazed window to the side. Recessed spotlighting. Access through to the loft.

Bathroom

6'2" x 5'6" - max (1.88 x 1.70 - max)



Comprising a modern suite of low level WC, hand basin with water fall mixer tap and part curved bath

with screen with electric shower over and further water fall mixer tap. All finished with a fully tiled surround and decorative border, complimented with strip wood effect floor covering. Chrome heated towel rail. Obscure double glazed window to the rear.

Bedroom

8'0" x 11'1" (2.46 x 3.39)



Enjoying an outlook down over the garden and parking area with outlook to the communal open spaces beyond. Double glazed window with radiator beneath.



Bedroom

12'10" x 8'0" - max (3.92 x 2.46 - max)



Double glazed window with fitted blind and outlook to the front. Radiator beneath.

Bedroom

6'2" x 7'0" (1.90 x 2.14)



Benefitting from door into over stairs storage. Double glazed window to the front with fitted blind and radiator beneath.

Outside



The property is set back from the cul de sac with level lawned areas to both sides and central pathway.

To the rear paved patio area leading onto an area of open lawn with pathway leading to high level fencing and gateway to the parking and garage beyond.

The addition of covered outdoor seating area with additional storage to the side and raised planting borders with mature shrubbery and planting.

Garage



The garage is part of a block of three with up and over door and eaves storage.

Council Tax Band - B

Broadband and Mobile Coverage

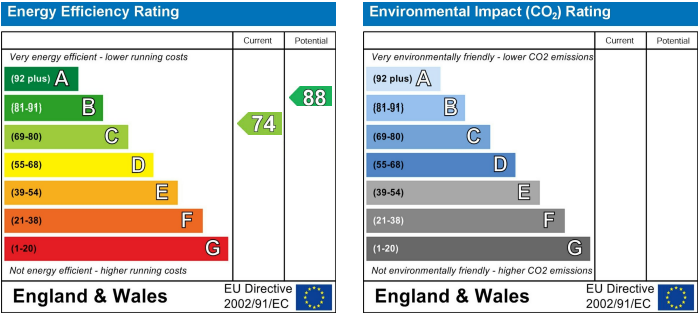
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

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

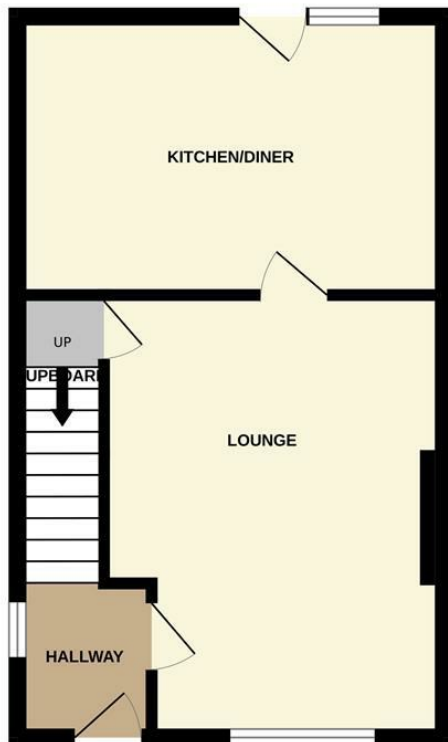
Viewings

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

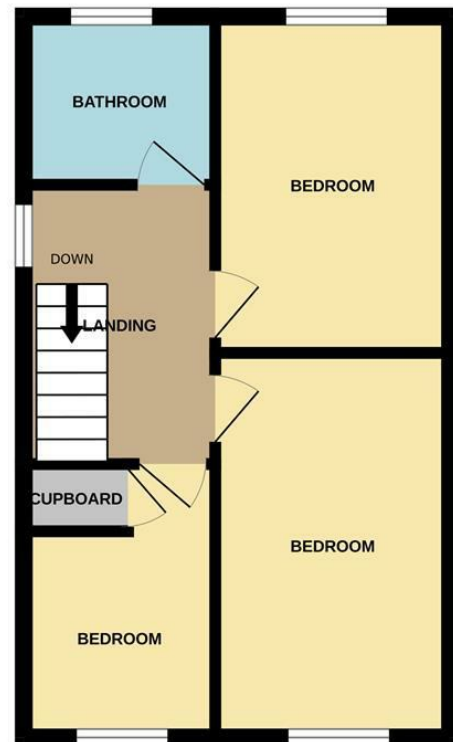




GROUND FLOOR



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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