



MAY WHETTER & GROSE

**72 TURNAVEAN ROAD, ST. AUSTELL, PL25 5NX**

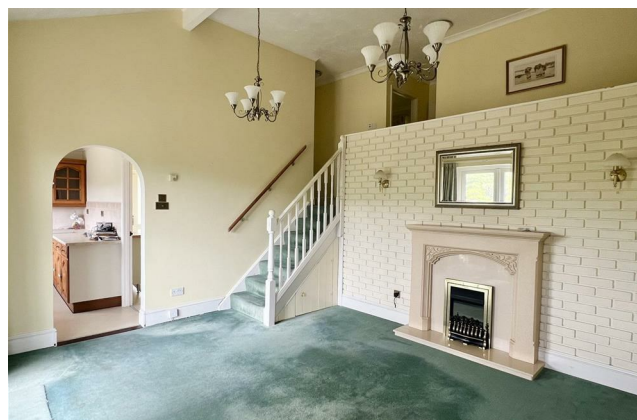
**£295,000**



**\*\* NO ONWARD CHAIN \*\***

ENJOYING WONDERFUL VALLEY AND COUNTRYSIDE VIEWS AND SET WITHIN WELL KEPT LANDSCAPED GARDENS. BENEFITTING FROM DETACHED GARAGE IS THIS VERSATILE FAMILY RESIDENCE WHICH OFFERS ENTRANCE HALL, DINING AREA, LOUNGE, KITCHEN, UTILITY, WC, THREE DOUBLE BEDROOMS AND GENEROUS SIZED FAMILY BATHROOM. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS OUTLOOK, SCOPE AND POTENTIAL.

**\* EPC- D \*\***



**Location:**

St Austell town centre is a short distance away. 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:**

From St Austell Town head down Bodmin Road at the traffic lights turn right onto Gover Road. Head past HBH Woolacotts and Furniture World on your left hand side continuing up towards the Gover Valley. The road will narrow and approximately 100 yards after this turn right into Turnavean Road. Follow the road up and around to the right past Trembear Road on your left hand side and continue along to the end of Turnavean Road and the property will be elevated on the right hand side. A board is erected for convenience.

**Accommodation:**

Driveway to the front, steps and handrail turning to covered front entrance with outside courtesy lighting. Paved terrace with balustrade from where you can enjoy the wonderful views. Part obscured double glazed door opening through into entrance hall dining area.

**Entrance Hall/Dining Area:**

14'11" x 12'7" (4.55m x 3.86m)



Double glazed doors opening out onto the terrace. This space is further enhanced by the high vaulted ceiling. Central focal point of a electric fire and fireplace surround with a brick wall backdrop. Radiator. Obscure glazed panel door into the main lounge. Open arch leading through into the kitchen, utility and cloak room. Small carpeted staircase to the bedrooms and family family bathroom.

**Lounge:**

15'8" x 15'3" (max) (4.78m x 4.65m (max))



Two double glazed windows to the front enjoying the wonderful views. Radiator. Coal effect appliance set onto a raised hearth and display mantle surround. Open arch through to kitchen.



### Utility:

7'0" narrowing to 3'10" x 12'2" (2.14m narrowing to 1.19m x 3.72m)



Open recessed area with plumbing and space for white good appliance. Floor mounted boiler system. Door into cloakroom and WC.

### WC:

Comprising of low level WC and hand basin set into a white gloss vanity unit beneath a part tiled splash back. Obscured part double glazed door with fixed glazed side panel opening out onto the side.

### Landing:



Carpeted staircase onto the upper landing which looks down to the main entrance hall/dining area. Loft access. Wall mounted radiator. Doors to all three bedrooms and bathroom. Door into large cupboard with slated shelving housing the water cylinder.

### Kitchen:

11'8" x 7'9" (3.56m x 2.38m)



Double glazed window to the front. Kitchen currently comprises a range of wood front wall and base units with laminate roll top work surfaces and tiles splashback one and a half bowl sink and drainer with mixer tap. Integrated fridge freezer. Recess spotlighting. Wall mounted radiator. Six panel door through into utility WC.

**Bedroom:**

14'5" x 12'2" (4.4m x 3.72m)



Offering a dual aspect with double glazed window to the rear and one to the front offering views over the countryside. Radiator. Built in wardrobes.

**Bathroom:**

8'10" x 7'11" (max) (2.70m x 2.43m (max))



Obscure double glazed window with roller blind above. Radiator. Low level WC, large hand basin, panel bath and single shower cubicle with part tiled wall surround.

**Bedroom:**

8'0" x 13'1"(max) (2.44m x 3.99m(max))



Double glazed window to the rear. Radiator. Built in wardrobe and blanket box storage.

**Bedroom:**

11'2" x 9'9" (max) (3.42m x 2.98m (max))



double glazed window to the rear. Built in wardrobes. Radiator.

## Outside:



From its elevated position the property enjoys panoramic views. To the front is a detached garage with up and over door and pitched roof. Pedestrian gated access with steps that lead up to the front of the property along with driveway, also with steps at the far end. To the front there are paved seating areas. Tiered lawned rear garden with shed to the right. To the far left hand side further paved area with steps onto a lawned terrace all enclosed by hedging surround offering a good degree of privacy.



### 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.

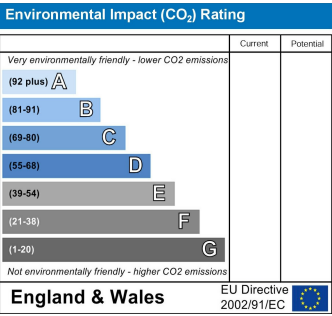
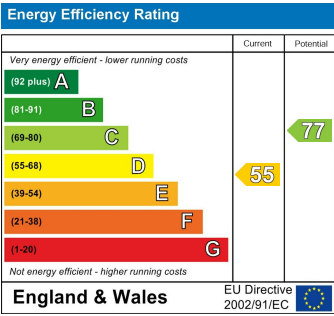
### Services:

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, Treverbyn Road, Carclaze, PL25 4EJ.  
Tel: 01726 73501 Email: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)

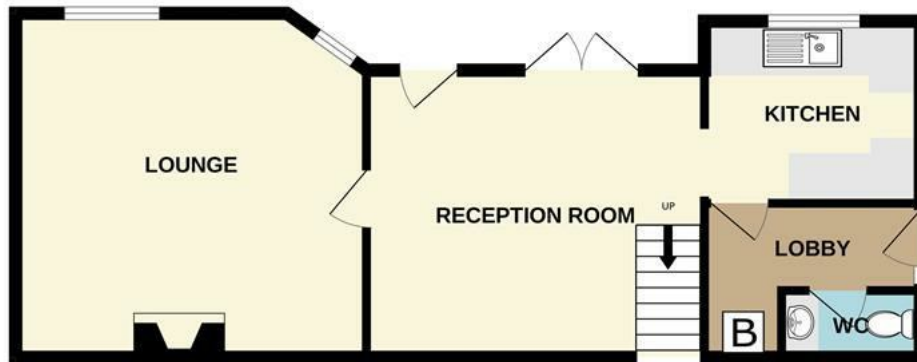
### Council Tax - D







## 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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