



MAY WHETTER & GROSE

51 ROSLYN CLOSE, ST. AUSTELL, PL25 3UN
GUIDE PRICE £235,000



A WELL SITUATED SEMI DETACHED HOUSE WITH THREE BEDROOMS AND SPACIOUS CONSERVATORY LOCATED TO THE REAR. FURTHER BENEFITS INCLUDE GARAGE, OFF ROAD PARKING, MAINS GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. THE PROPERTY BENEFITS FROM A DIRECT FIBRE LINK DIRECT TO THE PREMISES OFFERING GOOD BROADBAND SPEED. THE PROPERTY HAS BEEN UPDATED AND REDECORATED BY THE CURRENT OWNER. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS FAMILY HOME WITH GOOD SIZE GARDEN AND PARKING. EPC - D



Location

St Austell town centre is situated within easy reach 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

From St Austell head up East Hill to the roundabout, taking the left turning onto Kings Avenue. Head to the end of the road and turn right, heading along Polkyth Road past the library on the right and the children's play park on the left. Head across the next roundabout, and down past Polkyth Leisure Centre to the roundabout at the bottom. Head across the roundabout to the four-way traffic lights, turning right and then immediately left. Head down Sandy Hill past the school on the left, over the roundabout and to the next set of traffic lights. Turn left by the park, onto Menear Road head up this road until the brow of the hill into Morcom Close, follow the road along for approximately 150 yards taking the left into Roslyn Close. The property is located on the corner with off road parking available in front of the garage to the left hand side of the house. Note the garage is the right hand garage of the two.

Accommodation

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

Upvc double glazed door with upper obscure glazing allows external access into entrance hall.

Entrance Hall

11'0" x 3'1" (3.37 x 0.96)

Two Upvc double glazed sealed units to side elevation providing natural light. Hard wood door with upper obscure glazing allows access through to inner hall. Vinyl wood effect flooring. Upvc clad walls. Upvc clad ceiling. Wall mounted mains gas fired central heating boiler.

Inner Hall

9'1" x 9'6" - max including stairs (2.78 x 2.92 - max including stairs)



Doors off to lounge and kitchen. Carpeted flooring. Carpeted stairs to first floor. Door provides access to the under stairs storage void housing the mains fuse box with further in-built storage.

Kitchen

16'8" x 9'1" - max (5.09 x 2.77 - max)

Upvc double glazed door provides access to rear conservatory with full length sealed glazed unit to left hand side. Further Upvc double glazed window to rear elevation overlooking the conservatory. Updated matching wall and base kitchen units finished in white high gloss. Roll top work surfaces with matching splashback, stainless steel one and half bowl sink with matching drainer and central mixer tap. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Space for electric cooker with fitted extractor hood above. Space for washing machine. Wood clad ceiling in kitchen area. Space for fridge freezer.

Conservatory

15'4" x 8'9" (4.69 x 2.69)

A fantastic addition to the property creating an additional entertaining space with Upvc double glazed patio doors to rear elevation allowing access to the elevated rear deck area. Further Upvc double glazed door to side elevation with upper obscure glazing. The remainder of the left, right and rear elevations are in the form of Upvc sealed glazed units. Upvc double glazed roof. Wood effect vinyl flooring. The conservatory benefits from power.

Lounge/Diner

13'8" x 16'8" - max (4.18 x 5.10 - max)



Upvc double glazed window to front elevation overlooking the low maintenance tiered front garden. Focal fireplace with tiled backing, surround, hearth and mantle. Exposed wood flooring. Textured ceiling. Two radiators. Space for dining table. Television aerial point. Wall mounted fibre link to premises - offering tremendous internet speeds. Telephone point.

Landing

9'1" x 9'3" (2.77 x 2.83)

Upvc double glazed window to side elevation providing natural light. Carpeted flooring. Loft access hatch. Doors to bedrooms one, two, three and family bathroom.

Bathroom

9'1" x 6'4" - max (2.77 x 1.95 - max)

Upvc double glazed window to rear elevation with obscure glazing. Matching four piece white bathroom suite comprising low level flush WC, panel enclosed bath, ceramic hand wash basin. Fitted shower enclosure with glass shower door and wall mounted electric Mira Sprint shower. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Heated towel rail. Textured ceiling.

Bedroom One

9'10" x 12'4" (3.02 x 3.76)



Upvc double glazed window to rear elevation overlooking the spacious rear garden. Carpeted flooring. Radiator. Textured ceiling. Door opens to provide access to the airing cupboard housing the hot water tank with slatted storage options. Wall mounted thermostat.

Bedroom Two

10'11" x 8'2" - max (3.35 x 2.50 - max)

Upvc double glazed window to front elevation overlooking the low maintenance front garden. Carpeted flooring. Radiator.

Bedroom Three

9'3" x 6'11" - max (2.82 x 2.13 - max)



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

Outside

Conveniently situated and accessed off a no through road, to the front of the property there is a low maintenance tiered garden, to the left hand side of the property a hardstanding driveway provides off road parking for two/three vehicles. Agents Note: This driveway is the right hand side of the two. To the lower section of the drive is the garage.



enclosed offering a good degree of privacy.

To the middle section the garden is laid to lawn with paved walkway, providing access to the lower section with elevated patio to the left hand side, located behind the garage. The lower section of the garden is currently laid to plastic sheeting a blank canvas for the new owner.

The boundaries are clearly defined with wood fencing to the right and left elevations and a low level bank to the rear.

Council Tax Band - B

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



Garage

7'11" x 18'0" (2.42 x 5.49)

With metal up and over door, power and light.



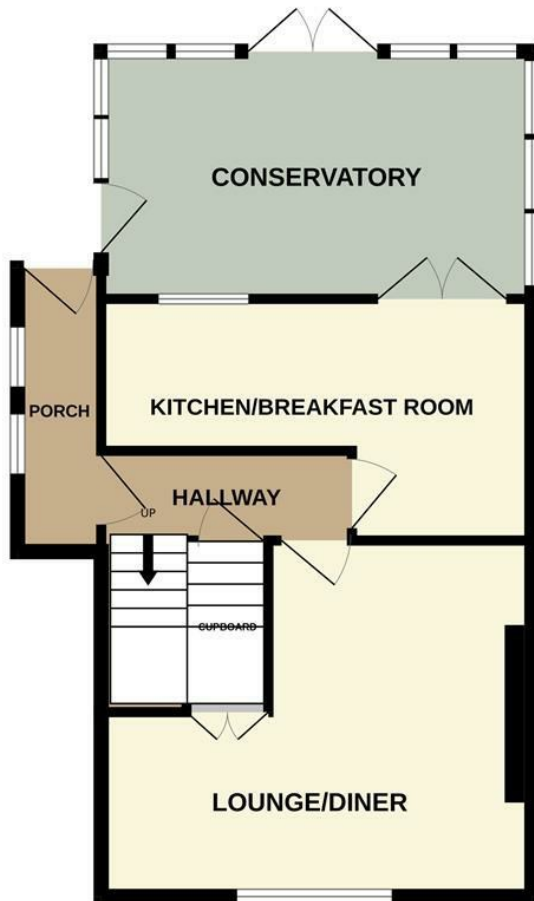
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

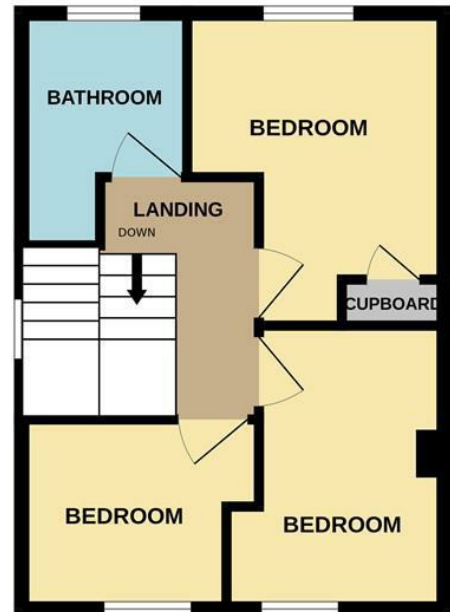
To the right hand side of the garage there is access to the main front door and to the conservatory. The side steps lead down to provide access to the spacious garden with an elevated wood deck. The garden is



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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