



MAY WHETTER & GROSE

**40 CHISHOLME CLOSE, ST. AUSTELL, PL25 4UG**  
**GUIDE PRICE £149,000**



UNEXPECTEDLY RE-AVAILABLE - MAJORITY OF LEGAL WORK COMPLETED. SITUATED IN PART OF ONE OF ST AUSTELL'S MOST POPULAR LIFESTYLE LIVING COMPLEXES FOR THE OVER 55'S WITH NO ONWARD CHAIN, IS THIS DELIGHTFULLY PRESENTED BUNGALOW, ENJOYING A SOUTHERLY FACING ASPECT TO THE REAR. THE PROPERTY BENEFITS FROM TWO BEDROOMS BOTH WITH IN-BUILT WARDROBE STORAGE, A REMODELLED BATHROOM, OPEN LIVING AREA AND KITCHEN TO THE REAR WITH PAVED PATIO AREA. COMMUNAL GARDEN SURROUNDINGS THE PROPERTY ALSO BENEFITS FROM COMMUNAL PARKING, A COMMUNAL RESIDENCE LOUNGE, ADDITIONAL LAUNDRY ROOM AND GUEST SUITE IF REQUIRED. ALL WITHIN EASY REACH OF ST AUSTELL TOWN CENTRE AND THE A390. EPC - D



## Location

St Austell town centre is within walking distance of the property 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 Tesco supermarket. 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 head up East Hill to the traffic lights, turning right onto Eastbourne Road. Follow the road along towards Sawles Road. As the road bears around to the right there is a turning on the right into Belmont Road. Take this right hand turning and after approximately 100 yards turn left. Parking is available within the communal areas.

## Accommodation

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

From the communal parking there is a paved pathway leading to covered front entrance with obscure glazed door opening through into entrance hall. Electric wall mounted heater. Access to the loft and doors to all living accommodation.

## Principal Bedroom

10'1" x 10'9" - max (3.09 x 3.28 - max)



Double glazed bay style window with deep display sill to the front with fitted blind and electric heater beneath. In-built wardrobe storage.



## Bedroom

7'7" x 8'1" - max (2.33 x 2.48 - max)



Also enjoying a similar outlook from a double glazed window with fitted blind. Double doors opening into recessed wardrobe storage.



## Bathroom

5'8" x 5'8" - max (1.73 x 1.75 - max)



Remodelled suite comprising low level WC with hidden cistern, hand wash basin with vanity unit below, glass mirrored fronted cabinet above. Panelled bath with curved shower screen and shower head attachment. Finished with fully tiled wall surround. Chrome heated towel rail. Mosaic tile effect floor covering. High level obscure double glazed window with roller blind.

## Main Living Area

14'11" x 11'8" (4.56 x 3.58)



From double glazed door with matching side panels and further window to the side enjoying an outlook over the paved garden and communal garden surroundings. Ample storage and archway through to the kitchen.



## Kitchen

7'0" x 8'3" - max (2.14 x 2.52 - max)

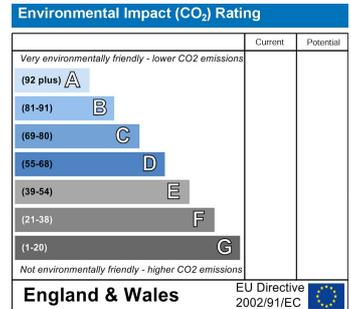
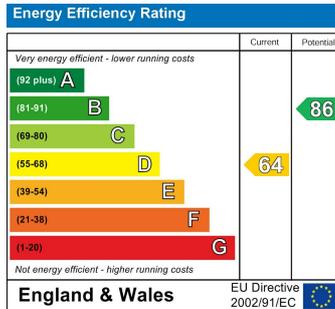


Also enjoying an outlook over the gardens and patio area from a double glazed window and has a range of wall and base units complimented with roll top laminated work surface and tiled splashback, stainless steel sink and drainer. Inset space and free standing space for white good appliances.

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From the lounge area a door leads out onto the paved patio area and out onto the communal lawns and pathway.



**Agents Notes**

There is a part time on site manager during the working week.  
 Charges are £221.81 per month which includes Ground Rent of £9.74 per month  
 Charges are for maintenance, up keep of the communal areas, site manager  
 In the main building where the apartments are located is the site managers office, laundry room, guest suite, lift and stair access to the first floor where the communal lounge can be found.  
 Probate has been granted.  
 No Pets

**Council Tax Band - B**

**Services**

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

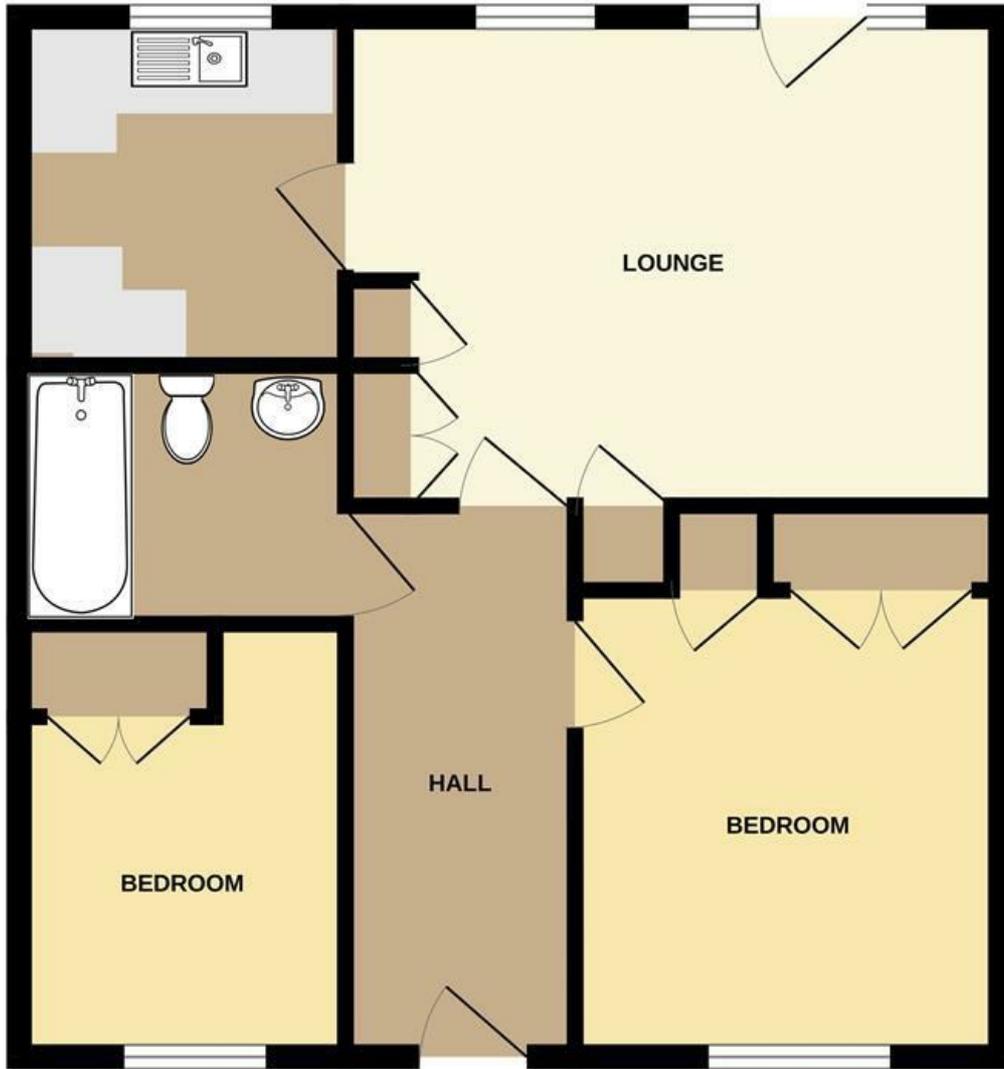
**Viewings**

Strictly by appointment with the Sole Agents: May









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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