



MAY WHETTER & GROSE

**49 GANNET DRIVE, ST. AUSTELL, PL25 3BG**  
**OFFERS IN EXCESS OF £225,000**



WITH NO ONWARD CHAIN LOCATED WITHIN A QUIET TUCKED AWAY POSITION AT THE END OF A NO THROUGH ROAD WITHIN EASY REACH OF BOTH PRIMARY AND SECONDARY SCHOOLING, ST AUSTELL BAY TOGETHER WITH LOCAL AMENITIES AT HOLMBUSH, IS THIS DELIGHTFUL FAMILY RESIDENCE. INTERNALLY OFFERS LOUNGE/DINER, KITCHEN, THREE BEDROOMS AND FAMILY BATHROOM. FRONT GARDEN AND SUNNY ASPECT ENCLOSED REAR GARDEN. GARAGE AND PARKING. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FABULOUS POSITION. ALTHOUGH REQUIRING UPDATING THROUGHOUT OFFERS GREAT SCOPE AND POTENTIAL. EPC - D





### Location

St Austell town centre is situated a short walk away 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

Head down Sandy Hill, opposite the primary school turn right into Mitchell Road, follow the road along past Chough Crescent and follow the road down and around to the left. As the road straightens out head right to the end and the property will appear on the right hand side. A board will be erected for convenience. Please note that the garage is located to the rear of the property.

### Accommodation

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

From the front a wrought iron gated pathway leads to a covered front entrance with double glazed sliding door into entrance porch with tiled flooring. Further obscure double glazed panel door with matching side panel opening through into inner hall.

### Inner Hall



Carpeted flooring which continues up onto the stair case with under stairs storage cupboard. Doors through into down stairs living areas and double doors into boiler cupboard.

### Lounge/Diner

11'9" x 14'5" - max (3.60 x 4.40 - max)



Located to the front with large double glazed window. Separated by wrought iron display surround and wood panelling into the dining area.

### Dining Area

9'9" x 8'11" (2.99 x 2.72)



Double glazed window enjoying an outlook over the rear garden.

Doors from the inner hallway and dining area through into the kitchen.

## Kitchen

8'9" x 9'9" - max (2.68 x 2.99 - max)



Offering a range of coloured patterned wall and base units with wood surround and handles, complimented with roll top wood effect work surface and tiled splashback with decorative insert. One and half bowl stainless steel sink and drainer with mixer tap with window and roller blind above. Obscure double glazed door to the side. Further under unit space for free standing appliances. Integrated low level fridge and freezer.

## W.C.

5'5" x 3'1" - max (1.66 x 0.96 - max)



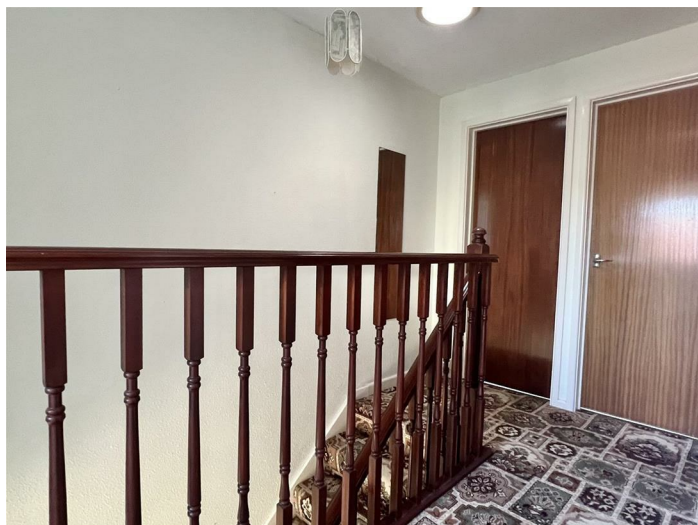
Coloured low level WC with fully tiled surround and decorative border and inserts. Obscure double glazed window.

## Bathroom

5'1" x 5'5" - max (1.57 x 1.66 - max)



Comprising coloured suite of hand basin set into vanity storage unit and work surface. Panelled bath with shower over. Again finished with fully tiled walls with decorative border and inserts. Chrome effect electric heated towel rail. Large obscure double glazed window.



Carpeted stair case to first floor landing. Doors to all three bedrooms and bathroom plus separate WC. Door into airing cupboard housing the water cylinder and shelving above. Ceiling light panel and access through to the loft.



### Bedroom

9'1" x 11'8" - max (2.77 x 3.57 - max)



Double glazed window with an outlook down over the garden.

### Bedroom

12'0" x 10'10" - max (3.68 x 3.32 - max)



Doors into in-built wardrobes. Double glazed window enjoying an outlook down over the garden.

### Bedroom

6'10" x 7'4" (2.10 x 2.25)



Also located to the front enjoying a similar outlook from a double glazed window.

### Outside



To the front a boundary wall with wrought iron gateway with central pathway, stone chippings and some planted borders with picket fencing to both sides.

A further gated access down the left hand side leads to the rear garden. This can also be accessed from the kitchen, with a paved patio area and raised lawn. Planted borders all enclosed by fence panelling.

Through to the rear there is a greenhouse and vegetable patch. High level wrought iron gateway with mature hedging leads to the garage.





## Broadband and Mobile Coverage

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

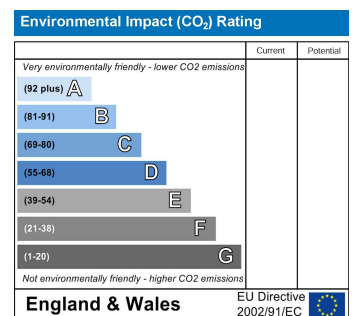
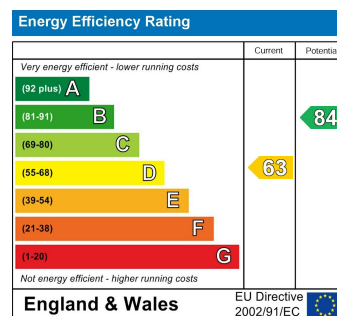
## Services

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



## Garage



Up and over door.

## Agents Note

Please note the gas heating is not working and the gas has been capped at meter.

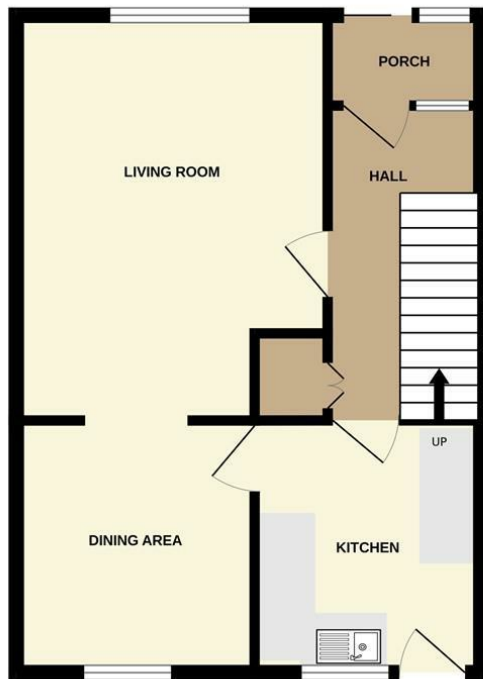
## Council Tax Band - C



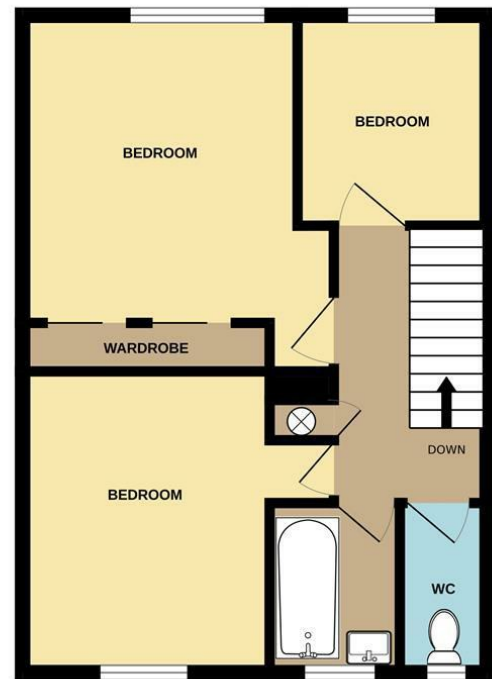




GROUND FLOOR



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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