



MAY WHETTER & GROSE

101 LONGPARK WAY, ST. AUSTELL, PL25 3UJ
GUIDE PRICE £225,000



LOCATED TOWARDS THE END OF A QUIET CUL-DE-SAC WITHIN A POPULAR RESIDENTIAL DEVELOPMENT. WITHIN EASY REACH OF PRIMARY AND SECONDARY SCHOOLING IS THE DECEPTIVELY SPACIOUS FAMILY RESIDENCE WHICH OFFERS GOOD SIZE LIVING ACCOMMODATION OF LOUNGE. KITCHEN BREAKFAST ROOM AND A WONDERFUL ADDITION OF A LARGE CONSERVATORY WITH UNDER FLOOR HEATING PLUS A PURPOSE BUILT WORKSHOP OFFICE WITHIN THE GARDEN. BRICK PAVED PARKING FOR NUMEROUS VEHICLES. THREE BEDROOMS AND BATHROOM. A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITION AND THE LOVELY ADDITIONS OF THE CONSERVATORY.

** EPC C **



Location:

St Austell town centre is not far from the property. 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 head down Sandy Hill over the mini roundabout taking the left hand turn at the traffic lights by the childrens play park. Head up approximately 150 yards turning left onto Bownder Vean follow the road to the end and turn left at the start of Long Park Way. Follow the road up and towards the end the property will appear on the left hand side. A board will be erected for convenience.

Accommodation:

From the brick pave driveway to the front there is a covered hard canopy with part obscure double glazed door opening through into entrance hall:

Entrance Hall:

Strip wood effect flooring which continues into the main downstairs living space. Carpeted staircase and handrail to the first floor with double glazed to the side. Door through to:

Lounge:

13'2" x 12'2" (4.03m x 3.71m)



Situated at the front and having a large bay style window with deep display sill. Wide open arch through into the kitchen breakfast room. Radiator. Low understairs storage cupboard. Recess spotlights.

Kitchen Breakfast Room:

15'3" x 10'6" (max over work surface) (4.65m x 3.21m (max over work surface))



Thoughtfully designed and laid out and offers a comprehensive range of cream gloss fronted kitchen units complimented with strip wood work surface. Incorporating stainless steel sink and drainer and mixer tap. Integrated oven. Four ring neff hob with

extractor over. Under unit freestanding space for white good appliances. Obscure double glazed door gives access to the side. Further double glazed window looking through into the conservatory which is accessed from double doors. Further light provided by recess spotlight.



Conservatory:

16'1" x 13'6" (approx) (4.91m x 4.12m (approx))



A wonderfully spacious addition benefits from underfloor heating and tiles. Double doors give access out onto the rear garden. Power and light.

Landing:

Carpeted staircase with handrail to the first floor landing giving access to all three bedrooms and bathroom. Double glazed window. Access to the loft. Door into:

Bathroom:

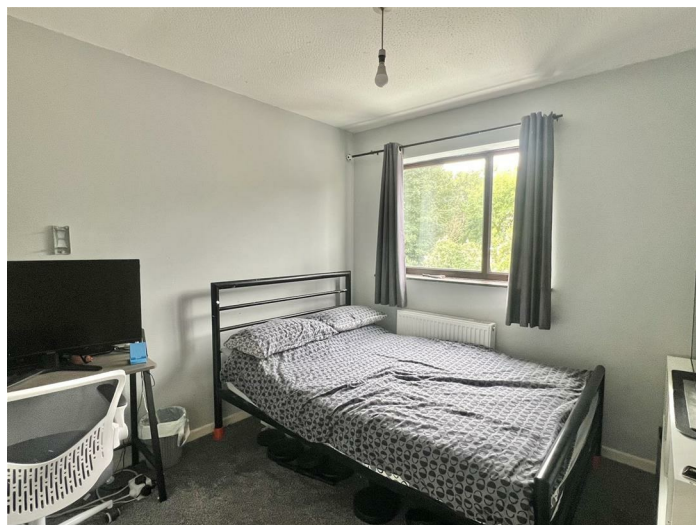
5'11" x 5'7" (max) (1.81m x 1.71m (max))



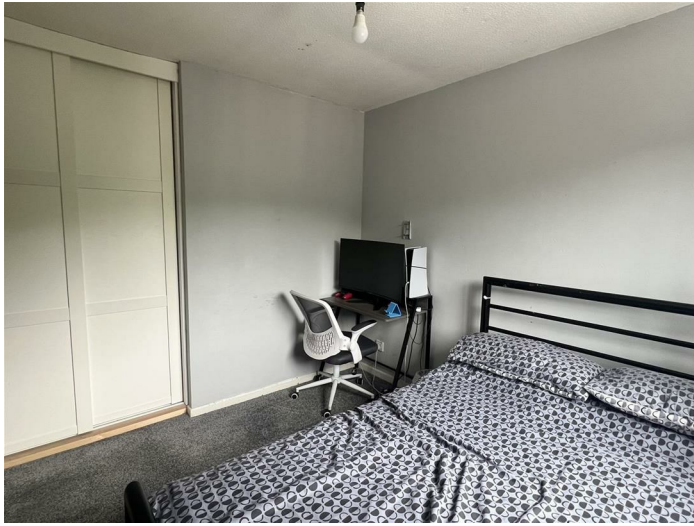
Finished with a fully tiled white gloss tile wall surround. Complimented with patterned floor covering. Low level WC and hand basin with waterfall mixer tap set into a white gloss vanity unit. Bath with rain effect shower head and separate attachment. Recess spotlight. Obscure double glazed window plus chrome heated towel rail.

Bedroom:

8'10" x 9'3" (2.71m x 2.83m)



An outlook down over the rear garden and workshop from a double glazed window. Radiator beneath. Floor to ceiling sliding doors into built in wardrobes storage.



Bedroom Three:
6'2" x 6'9" (1.88m x 2.06m)



Principle Bedroom:
12'9" x 8'10" (max) (3.89m x 2.71m (max))



Double glazed window to the front with radiator beneath. Opposite louvre doors into built in wardrobes.



Located at the front and enjoying a similar outlook down over the garden and driveway from the double glazed window. Radiator. Door into cupboard over stairs.

Outside:

The property is set back from the cul-de-sac. There is an area of lawn with some planting. Wide brick paved parking area continues down the side of the property where there is a latched gate with tap to the side which opens onto hard standing paved area all enclosed by wood strip fence panelling. A wonderful addition of a work shop and office area.

Work shop:
8'3" x 18'8" (2.52m x 5.71m)



A fabulous addition for this home and utilised as a office and workshop. Power and light. Ideal for someone working from home. Possible exploring annexe options. Two sets of double glazed doors. Separated by stud wall and door further double glazed window leads through into the office room.

Office:

10'9" x 10'11" deep recess, (3.28m x 3.34m deep recess,)

Council Tax Band - C

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:

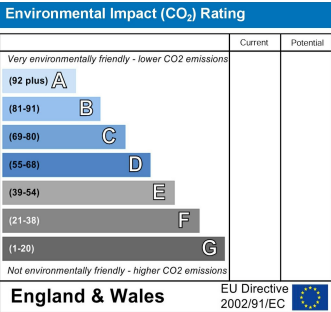
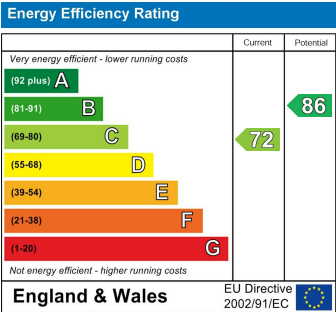
The floor area measurement is taken from the EPC.

Services:

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

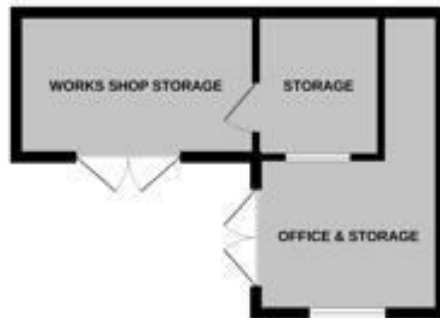
Viewing:

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbryn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk





GROUND FLOOR
782 sq.ft. (72.4 sq.m.) approx.



2ND FLOOR
333 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.1 sq.m.) approx.

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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