



**MAY WHETTER & GROSE**

**12 EDGCUMBE ROAD, ST. AUSTELL, PL25 5DX  
OFFERS IN EXCESS OF £250,000**



A CHAIN FREE DETACHED HOUSE WITH THREE BEDROOMS OCCUPYING A CORNER PLOT. FURTHER BENEFITS INCLUDE AMPLE OFF ROAD PARKING. THE PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE. WITH UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING THROUGHOUT. ALTHOUGH THE PROPERTY WOULD BENEFIT FROM COSMETIC REFRESHMENT, THIS A PRIME OPPORTUNITY TO CREATE A FANTASTIC FAMILY HOME. EPC - AWAITED

**\*SEE AGENTS NOTES\***





## Location

Edgcumbe Road is situated within walking distance of St Austell town centre and has easy road access to Truro and Newquay. St Austell town centre 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 out onto the A390 along Penwinnick Road heading towards Truro, taking the right hand turn onto Edgcumbe Road. Proceed through the traffic lights towards Trewoon. Proceed up the hill and take the right hand turning onto Westbourne Drive where the property is the first house on the left hand side of the road as you enter Westbourne Drive. Viewers are welcome to park on street in front of the property when arranging a viewing.

## Accommodation

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

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

## Entrance Hall

8'10" x 5'10" - max (2.71 x 1.79 - max)



Doors off to kitchen/diner and lounge. Door into ground floor WC. Door opens to provide access to under stairs storage cupboard, with mains fuse box set within. Carpeted flooring. BT Openreach telephone point. Carpeted stairs to first floor.

## W.C.

5'6" x 2'7" (1.69 x 0.79)

High level Upvc double glazed window to side elevation providing natural light. Matching two piece white WC suite comprising low level WC and ceramic hand wash basin. Tiled walls to water sensitive areas. Metal effect vinyl flooring.

## Kitchen/Diner

17'10" x 11'10" - max (5.44 x 3.62 - max)



Upvc double glazed sliding doors to rear elevation allowing access to the low maintenance corner plot. Opening through to utility area. This room is split into two areas with a dining area to the rear elevation overlooking the low maintenance rear garden. To the opposite side is the kitchen area with matching kitchen units, roll top work surfaces, stainless steel sink with matching draining board and central mixer tap. Fitted four ring buttonless Siemens hob with fitted extractor hood above and electric oven below. Part tiled walls. Space for additional kitchen appliances. Twin doors open to provide access to a useful in-built cupboard. Single glazed window through to utility area.





### Utility Area

12'2" x 7'3" (3.72 x 2.22)



A useful addition to the property with Upvc double glazed doors to front and rear elevations both with obscure glazing. Further Upvc double glazed curved top window to front elevation. Carpeted flooring. Television aerial point. Picture rail.

### Lounge

17'10" x 11'10" - max (5.46 x 3.63 - max)



A lovely triple aspect lounge with Upvc double glazed windows to front, side and rear elevations. Focal mains gas fire set in chimney recess with slate hearth. Carpeted flooring.

### Landing

5'10" x 11'10" - max (1.78 x 3.62 - max)



Baxi wall mounted gas fired heater at mid level of stairs and large Upvc double glazed window to rear elevation with views. Carpeted flooring. Doors off to double bedrooms one, two, three and family bathroom. Loft access hatch, we have been advised the loft is part boarded.

### Bedroom One

14'0" x 12'5" - max (4.27 x 3.80 - max)



Upvc double glazed window to side elevation. Carpeted flooring. In-built wardrobes. Door into eaves access.



### Family Bathroom

7'5" x 5'9" - max (2.27 x 1.77 - max)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC, ceramic hand wash basin and panel enclosed bath with wall mounted electric shower over and folding shower screen. Tiled walls. Metal effect vinyl flooring. Door into in-built cupboard housing the water cylinder. Textured ceiling.

### Bedroom Three

12'2" x 8'8" - max (3.71 x 2.66 - max)



Upvc double glazed window to front elevation. Carpeted flooring. Door opens into in-built wardrobe. Textured ceiling.

### Bedroom Two

12'2" x 8'11" - max (3.71 x 2.73 - max)



Upvc double glazed window to rear elevation with views. Carpeted flooring. Twin doors open to provide access to in-built wardrobe.

### Outside



Number 12 is the first property on the left hand side as you turn into Westbourne Drive. To the front a bricked drive allows off road parking for two vehicles. To the right hand side is a wooden storage shed.

To the left hand side at the top of the drive is an additional wooden shed, with a triangular area of established planting and shrubbery to the left hand side. A chipped walkway provides access to the front door and utility door. To the left hand side of this, a Upvc double glazed door provides access to a former garage.

### Former Garage

17'7" x 8'10" (5.37 x 2.70)

Benefitting from light and power. Classic style kitchen units to the right hand side complete with roll top work surface and sink. Space for additional kitchen appliances. To the far right hand side an opening



provides access to an in-built WC. This former garage was previously used as additional accommodation.



To the left hand side of the access door steps lead up to an elevated area of bark which is well stocked with an array of planting and shrubbery, this area flows off the previously mentioned area to the left hand side of the drive.

To the rear of the property the corner plot flows around the rear and through to the right hand side, with an additional wooden shed located to the rear. The majority of the garden is laid to the lower end of the plot and has an array of evergreen plants and shrubs. A chipped walkway through the garden offers many shielded areas to enjoy the surroundings with an open outbuilding to the far corner.



**Council Tax Band - C**

**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

**Agents Notes**

Awaiting Grant of Probate

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	







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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