



MAY WHETTER & GROSE

**1 CENTURY CLOSE, ST. AUSTELL, PL25 3UY**  
**GUIDE PRICE £235,000**



IN A SMALL SELECT CUL-DE-SAC WITHIN THE POPULAR CENTURY CLOSE DEVELOPMENT WITH SOME FAR REACHING COASTLINE VIEWS TO THE FRONT. LOCATED ON A GENEROUS SIZE CORNER PLOT WITH DRIVEWAY PARKING AND GARAGE. THREE BEDROOMS, FAMILY BATHROOM, LOUNGE AND KITCHEN/DINER PLUS CLOAKROOM WC. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS WONDERFUL TUCKED AWAY POSITION AND SCOPING POTENTIAL. \*\*NO ONWARD CHAIN \*\*

\*\*\* AWAITING EPC\*\*\*



**Location:**

St Austell town centre is a short distance away. 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 and along Phernyssick road, at the roundabout turn into the Century Close development. Approximately 20 yards turn left and immediately left is the small cul-de-sac. Follow the cul-de-sac to the end and the property will be on the right hand side. A board will be erected for convenience. Please note that the garage to the right hand side and is numbered.

**Accommodation:**

Front paved pathway and steps with handrails lead to the front entrance with outside courtesy lighting. Obscure glazed panelled door leads through into entrance hallway with embedded weave welcome matt and strip wood effect floor covering which continues into the cloakroom WC. Wall mounted radiator. Carpeted staircase with handrail to the first floor and six panel door into lounge. Door into cloakroom.

**Cloakroom:**

Low level WC and hand basin with part tiled splash back. Radiator. Obscure double glazed window.

**Lounge:**

15'4" x 11'8" (max) (4.68m x 3.56m (max))



Enjoying the far reaching views from the double glazed window with display sill and radiator beneath. Six panelled door into good sized understairs storage cupboard. Central focal point of open fire grate with polished stone hearth and back drop with wood mantle surround.



**Kitchen/Diner:**

14'10" x 8'9" (max) (4.53m x 2.67m (max))



Door through into kitchen diner located at the rear. Strip wood effect floor covering. Double doors with fixed glazed side panels opening out onto the low maintenance rear garden with further double glazed window above the sink. The kitchen comprises a range of light wood effect fronted wall and base units complimentary dark and roll top laminated work surfaces with tiled splashback. Four ring gas hob with hidden extractor over and beko oven below. Coloured one and a half bowl sink and drainer with mixer tap under unit freestanding space for further white good appliances. Radiator within dining area.



Staircase to first floor with access into all the upstairs rooms and loft. Radiator.

**Bedroom:**

12'2" narrowing to 9'9" x 14'11" (max) (3.73m narrowing to 2.98m x 4.57m (max))



Two double glazed windows to the front enjoying the elevated far reaching views. Radiator. Door into over stairs airing cupboard.



## Bathroom

5'5" x 6'11" (max) (1.67m x 2.13m (max))



Door through into bathroom, comprising of a white suite with low level WC hand basin, panel bath with curved glazed shower screen and Mira sprint electric shower over with pearl effect bath sheet panel surround. Further half wall tiling with decorative boards and insert. Wood strip effect floor covering. Above the sink is a pull cord vanity lighting unit with built in shaver socket and mirror. Radiator. Obscure double glazed window to the side and wall mounted extractor.

## Bedroom:

7'1" x 8'7" (2.18m x 2.64m)



Double glazed window to the rear. Radiator.



## Bedroom:

8'11" x 5'11" (2.73m x 1.82m )



Enjoying an outlook down over the low maintenance rear garden from a double glazed window. Radiator.

## Outside:



The property is approached by a tarmaced shared driveway with the other residents within the small cul-de-sac. The garage is located to the right hand side

of the neighbouring property and is numbered and offers up and over door with eaves storage to the front. There is a paved path way which leads around to a further side garden area. A further additional high level gate gives access to the low maintenance rear garden which can be accessed from the kitchen diner. A tiered paved patio area partly enclosed by high level strip wood fence panelling and an unmade open ground area ideal for a keen horticulturist. Being a corner plot the garden offers a good degree of privacy.



**Services:**

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

**Broadband and Mobile Coverage:**

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

**Viewing:**

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](mailto:sales@maywhetter.co.uk)

| 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  
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA / 962 sq.ft. (89.3 sq.m.) approx.

While 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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