



MAY WHETTER & GROSE

**8 RASHLEIGH PLACE, ST. AUSTELL, PL25 4PD
OFFERS IN EXCESS OF £90,000**



OFFERED WITH NO ONWARD CHAIN. TUCKED AWAY BUT IN A CONVENIENT POSITION IS THIS CHARMING TWO BEDROOM PERIOD COTTAGE WHICH HAS BEEN EXTENDED TO THE FRONT AND REAR, OFFERING A GENEROUS SIZE SUNNY ASPECT FRONT GARDEN AREA. REQUIRING REFURBISHMENT THROUGHOUT, THIS PROPERTY OFFERS SOME CHARACTER FEATURES SCOPE AND POTENTIAL. SEE AGENTS NOTES.

*** EPC - E ***



Directions:

From St Austell at Mount Charles turn left at the traffic lights onto Clifden Road past the ambulance station, turn into the fee paying car park for ease. At the side of the carpark is the communal lane giving pedestrian and vehicle access down to the properties. Down the lane, approximately 50 yards turn left there is an unmade track down to the end of the row of cottages. Follow the lane to the end and take the communal pathway across the front of the properties. Number 8 will be on the left hand side. A board will be erected for convenience.

Accommodation:**Kitchen:**

13'4" x 7'1" (4.08m x 2.18m)



To the front a double glazed stable style door opens through into the front kitchen extension. Additional double glazed window to the front. Stainless steel sink and drainer set into a wood effect laminated work surface with tiled splash back. Wall and base units. Part tiled walls with decorative inserts. Finished with a parquet floor tile covering.

**Living Area:**

13'5" x 16'0" (max) (4.09m x 4.88m (max))



(measurement incorporating understairs and recesses)

Step up and obscure internal glazed panel door opens into living area. Single glazed window with seat beneath into the kitchen. Part slate stone fireplace surround with wood mantle and display shelving to both sides. Exposed beam ceilings. Carpeted staircase to the first floor. Doors to utility and bathroom.



Utility:

7'4" x 6'11" (max) (2.25m x 2.13m (max))



Part obscure double glazed door and window to the rear communal terraced pathway. Further stainless steel sink and drainer set into a laminated work surface with cabinet beneath. Space for white good appliances.

Shower Room:

4'8" narrowing to 3'8" x 7'3" (1.44m narrowing to 1.13m x 2.21m)



Part obscured glazed door into shower room, comprising low level WC, corner hand basin and shower cubicle. Obscured double glazed picture window. Pull cord electric heater.

Stairs:

Turning staircase with handrail with part exposed stone wall to the first floor landing with doors to both bedrooms. Access to the loft.

Bedroom:

11'0" x 8'11" (3.37m x 2.74m)



Enjoying an outlook over the garden from the double glazed window with window seat beneath. Louvre doors into recess wardrobe storage, one into airing cupboard housing water cylinder with slated shelving.



Bedroom:

10'4" x 6'8" (3.15m x 2.04m)



Double glazed window to rear with window seat beneath. Double louvre doors into over stairs wardrobe storage.

Outside:



Across the front of the terrace is the communal pathway to the properties. The garden is located via a fence and gate and is mainly laid to lawn with an abundance of mature shrubs and trees including bamboo. At the bottom of the garden there is a timber shed.



Agents Notes:



Due to its historic age, condition and EPC rating if requiring a mortgage please check with your lender and financial advisor.

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:

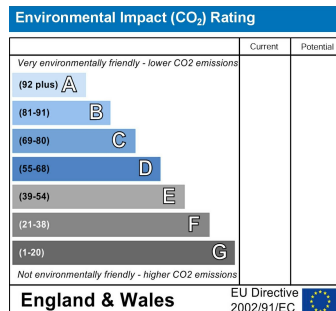
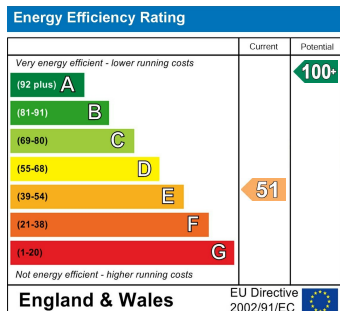
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: sales@maywhetter.co.uk

Broadband and Mobile Coverage:

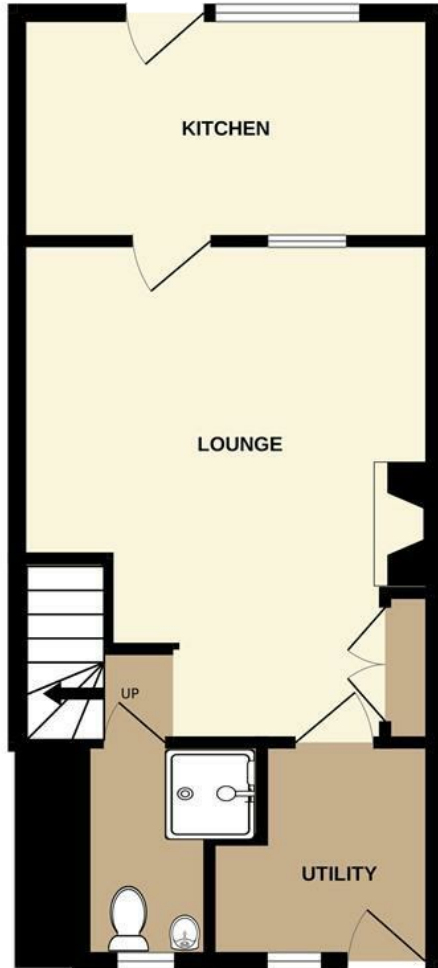
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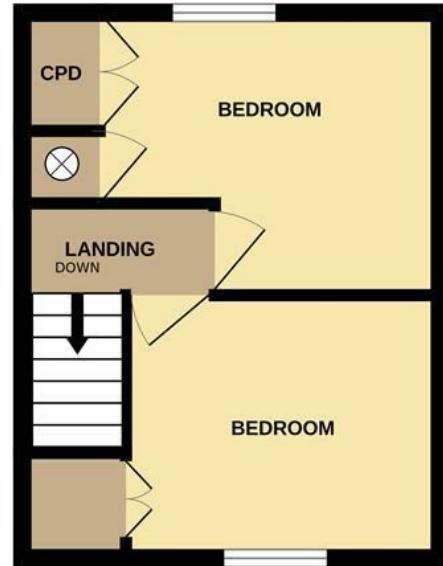




GROUND FLOOR



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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