



MAY WHETTER & GROSE

24 WOODLAND CLOSE, ST. AUSTELL, PL25 4RH
GUIDE PRICE £70,000



**** CASH BUYERS ONLY **** A WELL POSITIONED CHAIN FREE LEASEHOLD GROUND FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS, FRONT AND REAR GARDEN WITH OUTBUILDING. THE PROPERTY BENEFITS FROM UPVC DOUBLE GLAZING THROUGH AND GAS FIRED CENTRAL HEATING. THE PROPERTY OCCUPIES A CONVENIENT SETTING WITHIN CLOSE REACH OF LOCAL AMENITIES AND OFFERS A PLEASANT OUTLOOK FACING A PLAYPARK TO THE FRONT. EPC - D *SEE AGENTS NOTES*



Location

St Austell town centre is situated within easy reach 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

The property is easily accessible from a number of directions. From St Austell town centre travel up East Hill. Take the right turn at the roundabout and head down Alexandra Road. Three quarters of the way down the hill, turn right onto Trevithick Road. Proceed along this road a few hundred yards turning left onto Woodland Close. The property is tucked away in the right hand corner facing the play park to the front.

Accommodation

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

Upvc double glazed door with upper obscure glazed inset panel allows external access into entrance hall.

Entrance Hall

17'6" x 4'7" - max (5.35 x 1.42 - max)



Doors through to lounge, kitchen, wet room, bedrooms one and two. Wood effect vinyl flooring. Textured ceiling. Radiator. Twin doors open to provide access to a useful in-built storage recess. Wall mounted thermostat.

Lounge

14'9" x 11'0" - max (4.52 x 3.37 - max)



Three Upvc double glazed windows to front elevation overlooking the enclosed front garden with playpark beyond. Continuation of wood effect vinyl flooring. Radiator. Textured ceiling. BT Openreach telephone point. Satellite television wiring.

Kitchen

9'10" x 11'11" - max (3.00 x 3.65 - max)



Upvc double glazed window to rear elevation with upper obscure panel. Two Upvc double glazed windows to rear elevation overlooking the enclosed low maintenance paved patio rear garden. Matching wall and base kitchen units. Tile effect vinyl flooring. Roll top work surfaces. Stainless steel sink with matching draining board. Space for additional kitchen appliances. Part tiled walls. Textured ceiling. Radiator. Door opens to provide access to boiler cupboard housing the mains gas fired central heating boiler. Fitted extractor fan.



Wet Room

6'2" x 5'5" (1.90 x 1.66)



Upvc double glazed window to rear elevation with obscure glazing and inset extractor fan. Matching three piece suite with low level flush WC, pedestal hand wash basin and open shower enclosure with wall mounted electric shower. Tiled walls. Non slip vinyl flooring. Radiator. Textured ceiling. Wall mounted electric heater.

Bedroom Two

11'2" x 11'1" (3.41 x 3.38)



Two Upvc double glazed windows to rear elevation overlooking the enclosed patio rear garden. Continuation of wood effect vinyl flooring. Door opens to provide access to useful in-built storage recess. Radiator. Textured ceiling.



Bedroom One

11'10" x 11'3" (3.61 x 3.43)



Two Upvc double glazed windows to front elevation overlooking the enclosed front garden with playpark beyond. Continuation of wood effect vinyl flooring. Textured ceiling. Radiator.

Outside



Conveniently tucked away in the corner of the

development and facing a playpark. Access is via a wooden gate into the front garden. The front garden is laid to lawn with hard standing walkway along the front of the property and a paved walkway from the gate to the front door. The garden is stocked with a number of evergreen plants and shrubs.

To the left hand side a wooden gate opens to provide additional access to the front and rear. Agents Note: No one has access over this plot.

To the rear either accessed via the left hand walkway or via the door off the kitchen is the enclosed rear garden with wood fencing to rear and right elevations providing a good degree of privacy.

The rear garden is laid to paved patio with the meters for the property located in this area. To the left hand side is a useful external storage shed which benefits from the addition of light with a Upvc double glazed window to rear elevation.

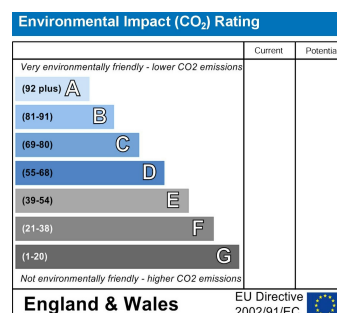
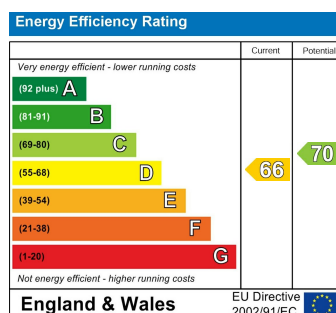


is subject to annual review.

Construction unknown please check with lender should lending be required

Agents Notes

Annual Service Charge £183.84. The service charge is subject to annual review.



Council Tax Band - A

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

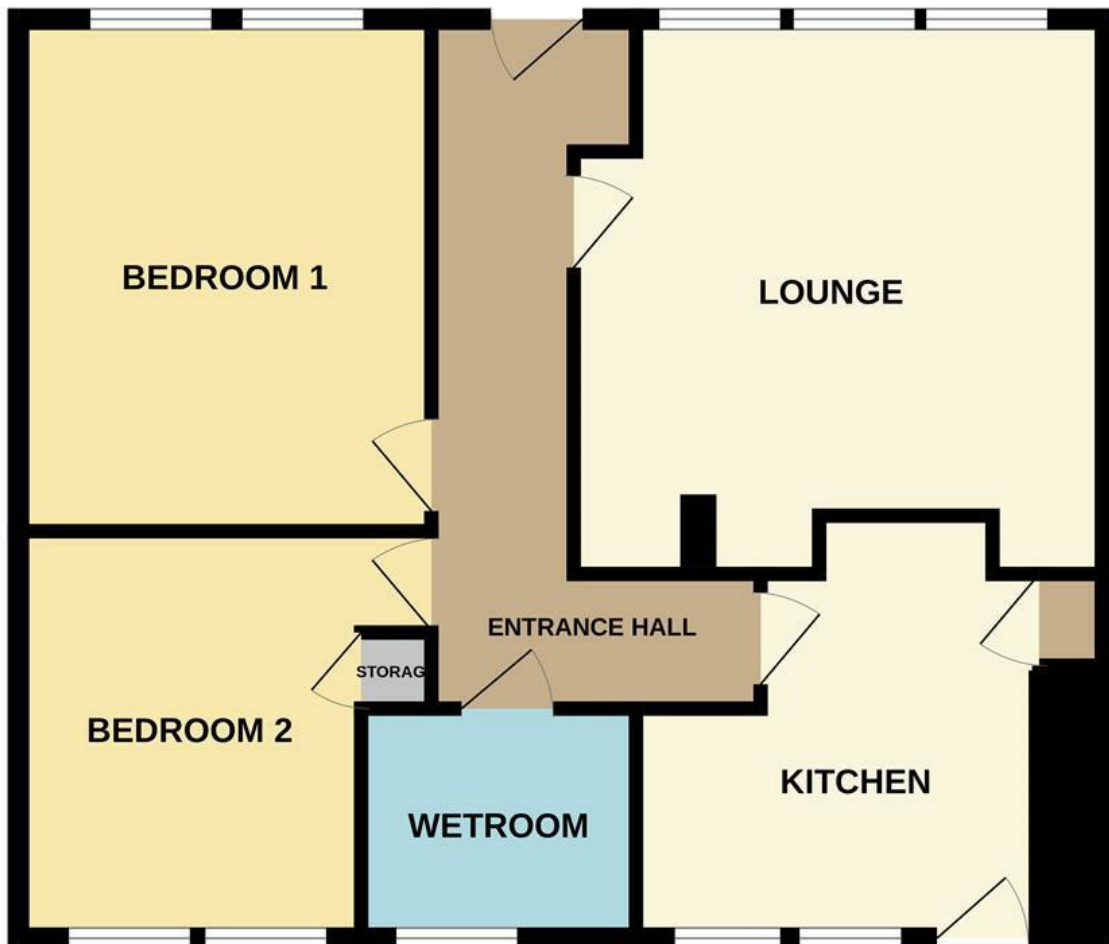
Cash Buyers Only due to construction

Leasehold

Annual Service Charge £183.84. This service charge



GROUND 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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