



MAY WHETTER & GROSE

8A TREVERBYN ROAD, ST AUSTELL, PL25 4ET
GUIDE PRICE £275,000



AN IMMACULATELY PRESENTED CHAIN FREE DETACHED REVERSED ACCOMMODATION HOUSE WITH TWO RECEPTION ROOMS, THREE DOUBLE BEDROOMS, GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING, ENCLOSED REAR GARDEN AND OFF ROAD PARKING. THE PROPERTY OCCUPIES A CONVENIENT AND QUIET NO THROUGH ROAD LOCATION. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE CONDITION, PRESENTATION AND POSITION AVAILABLE.

*** EPC - C ***



Location:

St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket, the picturesque port of Charlestown and Porthpean Beach. There is a mainline railway station and leisure centre together with primary and secondary schools. The award winning Eden Project is 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:

There are numerous ways to get to the property however, starting at the Asda roundabout. proceed up Cromwell Road and at the traffic light junction turn left onto Porthpean Road. Proceed across the next traffic light junction onto Clifden Road and continue straight across onto Slades Road. Continue straight onto Treverbyn Road and just before Carclaze Methodist Church turn right where the property will be found a short way in on the right hand side.

Accommodation:

Main UPVC front door with inset obscure detailing with leaded inset glass allows external access into Entrance hall.

Entrance Hall:

13'4" x 11'7" (max) (4.07m x 3.55m (max))
Upvc double glazed window to side elevation. Doors through to utility, lounge and kitchen. Exposed wood flooring. Carpeted stairs to lower ground floor. Wall mounted radiator. Loft access hatch. BT open reach telephone point. Wall mounted thermostat. Burglar alarm control unit.

Utility:

6'5" x 5'8" (1.96m x 1.75m)
Upvc double glazed window to front elevation. Roll top work surfaces with circular stainless steel sink with central mixer tap set on top of kitchen base units. Space for additional appliance below. Part tiled walls. Eye level enclosed fuse box. Wood flooring. Door through to WC. Radiator.

WC:

5'9" x 2'2" (1.76m x 0.68m)
Upvc double glazed window to side elevation with obscure glazing. Low level flush WC with dual flush technology. Wall mounted gold combi HP combination gas fired central heating boiler. Wood flooring.

Lounge:

9'8" x 13'4" (2.97m x 4.08m)



Upvc double glazed window to rear elevation overlooking St Austell Bay in the distance. Wood flooring. Radiator. Television arial. Telephone point. Satellite points.



Kitchen:

10'8" x 9'0" (3.27m x 2.75m)



Upvc double glazed window to front elevation. Opening through to dining room. Matching wall and base units finished in white high gloss with integral dishwasher. Space for leisure range master cooker with large fitted extractor hood above. Roll top work surface with matching splash back. Part tiled walls. Square inset sink. Matching draining board to left hand side and central mixer tap with adjustable tap. Tiled flooring. Space for American style fridge freezer. Under plinth lighting.

Dining room:

10'8" x 9'0" (3.26m x 2.76m)



Upvc double glazed window to rear elevation overlooking St Austell Bay to the rear of the property. Wood flooring. Space for dining table. Radiator. Television aerial point.



Lower Landing:

12'11" x 12'9" (max) (3.95m x 3.90 (max))



Upvc double glazed door to rear elevation with upper and lower sealed glazing allowing external access. Wood effect laminate flooring. Doors off to double bedroom one, two, three and family bathroom. Understairs storage cupboard. Wall mounted thermostat.

Bathroom:

5'8" x 9'11" (1.74m x 3.04m)



Upvc double glazed window to side elevation with obscure glazing. Matching four piece white bathroom suite comprising low level flush WC with dual flush technology. panel enclosed bath with central mixer tap and fitted detachable shower head and ceramic hand wash basin with central mixer tap. Separate fitted shower enclosure with wall mounted mains fed shower with over head and detachable body nozzle. Sliding glass shower doors. Tiled flooring. Part tiled walls. Large fitted mirror. Fitted extractor fan. Heated towel rail.

Bedroom Two:

12'4" x 8'4" (3.78m x 2.56m)



Upvc double glazed window to side elevation. Carpeted flooring. Underfloor heating.

Bedroom One:

12'11" x 9'0" (3.95m x 2.76m)



Upvc double glazed window to rear elevation offering a pleasant outlook over the surrounding area with the sea in the distance to the right hand side. Underfloor heating. Carpeted flooring. Wall mount thermostat. High level television arial point.

Bedroom Three:

9'7" x 9'0" (2.93m x 2.75m)



Upvc double glazed window to rear elevation offering distant countryside views. Carpeted flooring. Wall mounted thermostat. Underfloor heating. Television arial point.

Outside:

Conveniently tucked towards the end of the no through road. To the front of the property a large bricked drive allows off road parking for numerous vehicles. Outdoor tap located to the front of the property. To the right hand side steps lead down to provide access to the enclosed rear garden which can also be accessed from the ground floor landing.

Rear garden:

Accessed via the stair door to the right hand side of the property or via the lower landing is the enclosed rear garden with patio flowing off the property to the rear and with elevated area of decking to the side. This leads onto a spacious area of lawn which is enclosed with wood fencing to right left and rear boundaries. This area catches a great deal of sun with storage facilities available on the right hand side. Additional chip wood storage via the left hand side of the property.



Council Tax Band - D

Broadband and Mobile Coverage

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

<https://www.ofcom.org.uk/mobile-coverage-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		77	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



ENTRANCE FLOOR



GROUND FLOOR



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Made with letmapr 1/2022

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