



MAY WHETTER & GROSE

33 COTSWOLD AVENUE, STICKER, PL26 7ER
GUIDE PRICE £265,000



LOCATED IN THE SOUGHT AFTER VILLAGE OF STICKER IS THIS TWO BEDROOM DETACHED BUNGALOW PRICED TO SELL ALLOWING FOR A LIGHT REFURBISHMENT. THE ACCOMMODATION COMPRISES OF ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, KITCHEN, TWO BEDROOMS AND BATHROOM. THE PROPERTY IS SET ON A LARGE PLOT WITH A LARGE, ENCLOSED REAR GARDEN AND ATTACHED GARAGE. A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE LOCATION & ACCOMMODATION THIS PROPERTY HAS TO OFFER. EPC - F
SEE AGENTS NOTES



Location

Sticker is a popular village with shop, post office and local pub. There are local countryside walks and a village green playing field area. The recently regenerated St Austell town centre is situated approximately 3 miles away and offers a wider 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 10 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 12 miles from the property.

Directions

From St Austell town head out on the A390 towards Truro, past St Mewan School on the right hand side and the turning to St Austell Bay Golf Club on the left. As you start to climb the hill where the road widens into dual carriage way, bear left signposted Polgooth/Sticker. Head up and through the hamlet of Trelowth, past the turning for Polgooth on the left and follow the road down into Sticker. At the bottom of the hill, with the Hewas Inn on the right hand side turn right onto St. Stephen Road, follow this road up until you get to the last turning on your left into Cotswold Avenue where number 33 will be the second bungalow located on your right hand side.

Accommodation

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

Obscure, double glazed front entrance door with side glass panel, leads into the:-

Entrance Porch:

3'7" x 4'5" (1.10 x 1.35)

White walls and ceiling. Inner door with glass panel leads into the:-

Entrance Hallway:

14'10" x 6'2" (4.53 x 1.90)

(At Maximum) White walls & ceiling. Doors leading to all living accommodation. Ceiling mounted light. Wall mounted electric heater. Access to loft. A door leads to a built in airing cupboard which houses the hot water tank and solar panel control unit.

Lounge:

14'6" x 12'3" (4.42 x 3.75)



Blue and White walls. White ceiling and skirting boards. Ceiling mounted light. Double glazed window to the front elevation. TV and telephone point.

Kitchen:

13'7" x 9'5" (4.16 x 2.89)



(At Maximum) Wood effect laminate flooring. White walls, ceiling and skirting boards. Double glazed window to the rear elevation. Ceiling mounted light. Double glazed door leading out to the rear garden. The kitchen comprises of white fronted wall, base and drawer units with rolled edge worktop surface over. Inset stainless steel sink and drainer unit. Space and plumbing for washing machine. Integrated oven & hob with extractor hood over and blue splash back. Integrated dish washer.

Bathroom:

6'4" x 5'11" (1.95 x 1.81)



(At Maximum) Wood effect laminate flooring. White walls, ceiling and skirting boards with grey tiled splash backs. Ceiling mounted light. Wall mounted chrome ladder style heated towel rail. Obscure double glazed window to the rear elevation. The bathroom comprises of white low level WC, pedestal wash hand basin set into a vanity unit and panelled bath with shower over.

Bedroom 2:

11'6" x 11'5" (3.51 x 3.49)



(At Maximum) Magnolia walls. White ceiling and skirting boards. Ceiling mounted light. Double glazed window to the rear elevation. In-built wardrobe.

Bedroom 1:

12'0" x 11'5" (3.67 x 3.49)



(At Maximum) White walls. White ceiling and skirting boards. Ceiling mounted light. Double glazed window to the front elevation. In-built wardrobe.

Exterior:

To the front of the property is driveway parking which also gives access to the garage and to the front & rear of the property. Being detached the property has access to both sides. There is also a front lawned garden.

Garage:

Up and over door to the front elevation. Light & electric supply.

Exterior:



To the rear of the property is a large, private rear garden comprising of lawn and patio areas. There is a greenhouse with electric. A pathway gives access to the rear entrance of the bungalow.

Agents Note:

Please note the solar panels are leased. Further information will be available in the office.
Probate applied for not yet granted.
No heating system at the property.

Council Tax Band - C

Broadband and Mobile Coverage

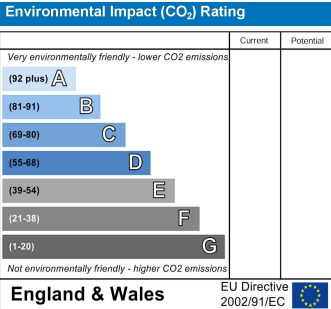
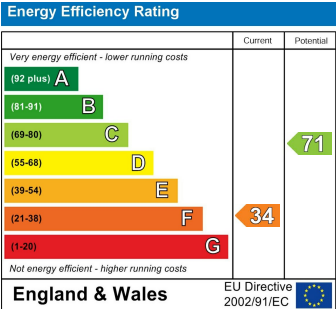
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

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

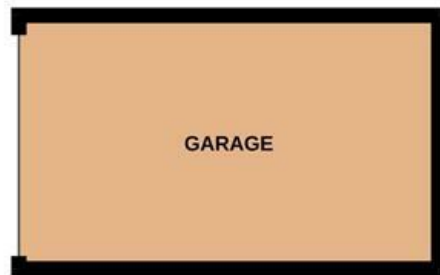
Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbryn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk





FOR INFORMATION ONLY - NOT A CONTRACT



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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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