



**MAY WHETTER & GROSE**

**62 MOORLAND ROAD, ST. AUSTELL, PL25 5BS**  
**GUIDE PRICE £185,000**



A WELL PRESENTED CHAIN FREE END OF TERRACE HOUSE WITH OFF ROAD PARKING TO THE REAR, TWO DOUBLE BEDROOMS AND TWO RECEPTION ROOMS. THE PROPERTY OCCUPIES A SPACIOUS PLOT WITH LAWNED REAR GARDEN AND BEYOND WHICH IS THE PARKING AREA. THERE IS MAJORITY DOUBLE GLAZING AND MAINS GAS FIRED CENTRAL HEATING. THE PROPERTY IS LOCATED IN CLOSE PROXIMITY OF LOCAL AMENITIES AND ST AUSTELL TOWN CENTRE.

EPC - E



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 9 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 15 miles from the property.

### Directions

From St Austell town you can either walk or drive. At White River Place and Trinity Street turn right and head down South Street. Approximately half way down turn right onto Moorland Road. Follow the road along and the property will be on the right hand side of the road

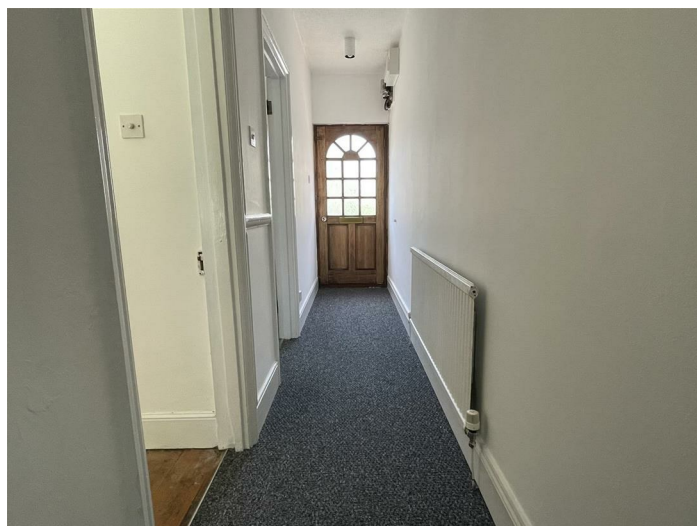
### Accommodation

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

Hard wood front door with single glazed obscure patterned detailing allows external access into entrance hall.

### Entrance Hall

27'4" x 3'1" - max including stairs to first floor (8.35 x 0.95 - max including stairs to first floor)



Door through to Lounge, door through to Dining Room. Carpeted flooring. Textured ceiling.

### Lounge

10'8" x 11'6" (3.27 x 3.53)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Focal cast iron fireplace. Agents Note: Not in working order. Radiator. Television aerial point. Picture rail.

### Dining Room

12'9" x 10'9" (3.91 x 3.28 )



Upvc double glazed window to rear elevation overlooking the spacious rear garden. Opening through to kitchen. Door through to understairs storage, offering shelved storage options. Exposed wood floorboards. Open fireplace with original wood shelving and storage to either side. Radiator. Telephone Point. Textured ceiling. Space for dining table.





## Landing

16'9" x 6'5" (5.11 x 1.96)



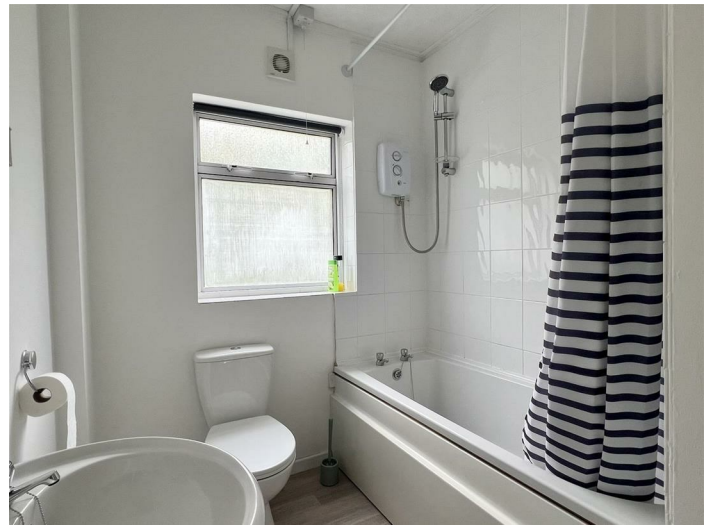
Upvc double glazed window to side elevation providing natural light. Doors off to family bathroom, bedrooms one and two. Carpeted flooring. Textured ceiling. Loft access hatch. Radiator. Open storage recess.

## Family Bathroom

8'5" x 6'4" (2.57 x 1.95)



Upvc double glazed window to rear elevation. Further Upvc double glazed window to side elevation and Upvc double glazed door with upper and lower obscure glazing allowing access to the spacious rear garden. Matching wall and base kitchen units finished in cream, roll top worksurfaces, stainless steel sink with matching draining board and central mixer tap. Four ring mains gas hob with extractor hood above and electric oven below. Space for fridge/freezer. Tiled walls to water sensitive areas. Space for additional kitchen appliance.



Upvc double glazed window to rear elevation with obscure glazing. White three piece bathroom suite comprising pedestal hand wash basin, low level flush WC with soft close technology and panel enclosed bath with wall mounted electric shower over. Tiled walls to water sensitive areas. Vinyl flooring. Textured ceiling. Fitted extractor fan. Door opens to provide access to the airing cupboard housing the baxi mains gas central heating boiler with further storage options inset below. Heated towel rail.



## Bedroom Two

12'3" x 8'7" (3.74 x 2.62)



Upvc double glazed window to rear elevation overlooking the spacious rear garden. Carpeted flooring. Radiator. Textured ceiling. A fine double second bedroom.

## Bedroom One

13'11" x 9'10" (4.25 x 3.01 )



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Textured ceiling. A generous principal bedroom.



## Outside



To the front, hard standing steps lead up to provide access to the front door. The front garden is laid mainly to lawn with established planting bed to the right hand side well enclosed with red brick wall to right and left side and block wall to the front.

To the right hand side of this end of terrace house

there is a tarmac drive providing access to the rear parking area. To the left hand side upon entering this area there is an elevated hard standing area with outdoor tap.



To the other side of the rear access is a large hard standing area capable of housing a couple of vehicles off road with planting bed to the left hand side and an area of lawn.

To the rear a paved walkway flows up the right hand side to provide an elevated granite chipped patio area with a further area of lawn above and further hard standing area to the rear section. We understand that the property's boundary is at the rear of the earthed bank at the rear of the property. The boundaries are clearly defined with hit and miss wood fencing to the right hand side and wood panel fencing to the left hand side.

### Agents Note

Right of Way for No 60 over passageway (vehicular and pedestrian). Right of Way for neighbours over passageway and path behind kitchen (pedestrian)  
The property is currently let through AirBnB

### Council Tax Band - B

### 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.

### 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                                 |                         |           |
| (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



## First Floor



### Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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