

MAY WHETTER & GROSE

15 PENTILLIE, MEVAGISSEY, PL26 6QX
GUIDE PRICE £300,000



A PERFECTLY POSITIONED MID-TERRACED HOUSE WITH THREE BEDROOMS AND OFF ROAD PARKING TO THE FRONT. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITH DELIGHTFUL SEA VIEWS TO THE REAR COURTESY OF THE WELL STOCKED REAR GARDEN AND FIRST FLOOR REAR WINDOWS. FURTHER BENEFITS INCLUDE OIL FIRED CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS WELL POSITIONED FAMILY HOME WITH SIMPLY STUNNING VIEWS. EPC - E



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Mevagissey is a picturesque working fishing village nestled between Pentewan and Gorran Haven. The village is steeped in history with many quaint fishermen's cottages set within cobbled streets. Coastal walks can be enjoyed within the area and the village has several restaurants. The town of St Austell is approximately 6 miles distant 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 local supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive, as is the world renowned Lost Gardens of Heligan. Mevagissey has facilities such as small Mini Market, Lloyds Bank, Veg shop, nearby Farm shop and various gift and souvenir shops. St. Austell, a large town 6 miles from Mevagissey, has more extensive shopping, several supermarkets and further services.

Directions

From St Austell head out towards Mevagissey, follow the road through the Pentewan Valley through to the end, you will notice Pentewan on your left hand side along with the beach. Carry on up the winding hill to the top and at the cross roads take the left hand turning and follow the road along to the next roundabout which is located by the school. Continue, passing the school and proceed to the bottom of the hill (Cliff Road) turning left on to Beach Road. Follow the road to the end, passing the play park on your left hand side. 15 Pentillie is located towards the end of the no through road located on the left hand side. There is driveway parking in front of the property.

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 glazing allows external access into front porch.

Front Porch

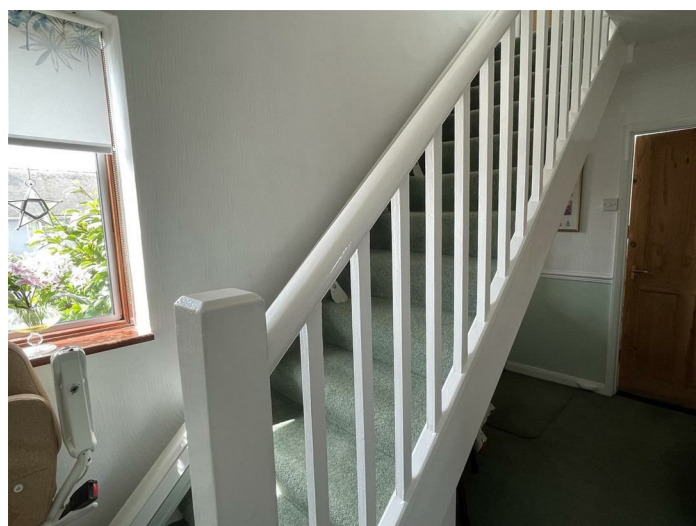
5'9" x 3'2" (1.77 x 0.98)



Upvc double glazed window to front elevation. Upvc double glazed door with matching upper glazing allowing access through to entrance hall. Tiled flooring. Wood panelled walls. Wood panelled ceiling.

Entrance Hall

13'5" x 5'11" (4.09 x 1.82)



Double glazed window to front elevation. Carpeted flooring. Carpeted stairs to first floor with open storage recess below. Door through to Lounge. Door through to Kitchen/Diner. Textured walls. Textured ceiling. Radiator. BT Telephone point.

Lounge

16'10" x 13'5" (5.14 x 4.09)



A well lit twin aspect room with double glazed windows to front and rear elevations combine to provide a great deal of natural light. LP gas fire set on decorative fire place with matching hearth and mantle to right hand side. Two radiators, one to the front and one to the side. Textured walls. Textured ceiling. Television aerial point.

Kitchen/Diner

16'3" x 10'5" (4.96 x 3.18)



Double glazed window to rear elevation overlooking the well stocked rear garden with distant sea views. Upvc double glazed door with full length panel allows access through to rear. Matching wall and base kitchen units finished in cream, roll top worksurfaces extending to provide breakfast bar. One and half bowl stainless steel sink with matching draining board and mixer tap. Tiled walls to water sensitive areas. The kitchen benefits from integral fridge, freezer. Space for washing machine. Space for tumble dryer. Fitted electric hob with AEG electric oven below. Radiator. Carpeted flooring. Textured walls. Louvre door opens to provide access to a generous in-built larder offering a great deal of shelved storage facilities. Television aerial point.

Rear Access

9'0" x 3'6" (2.76 x 1.07)



Upvc double glazed sliding patio doors to side elevation allowing access onto the well stocked rear garden. Door through to storage void offering a great deal of storage facilities. Door through to boiler/utility. Door through to W.C. Part carpeted flooring, part tiled flooring. Wood clad ceiling.

Boiler/Utility

8'5" x 5'7" (2.57 x 1.72)

Upvc double glazed window to rear elevation. Matching wall and base kitchen units finished in lime green. Freestanding oil fired central heating boiler. Tiled flooring. Wood panelled roof. This area currently houses an additional fridge/freezer.

W.C.

5'1" x 2'5" (1.55 x 0.76)

Upvc double glazed window to side elevation with obscure glazing. Low level flush WC. Continuation of tiled flooring.

Landing

10'11" x 3'9" - maximum (3.35 x 1.16 - maximum)



Double glazed window to front elevation. Doors off to bedrooms one, two, three and shower room.

Carpeted flooring. Wall mounted radiator. Loft access hatch. Textured walls. Textured ceiling. Door opens to provide access to the airing cupboard offering slatted storage options set within.

Bedroom Three

11'2" x 7'10" (3.41 x 2.41)



Double glazed window to front elevation. Carpeted flooring. Radiator. Textured walls. Textured ceiling. Door opens to provide access to a useful in-built wardrobe with shelved and hanging storage options.

Bedroom Two

10'11" x 8'7" - maximum (3.33 x 2.63 - maximum)



Double glazed window to rear elevation with truly spectacular views over the coastline to the rear of the property. Carpeted flooring. Radiator. Textured walls. Textured ceiling. Two door full length in-built wardrobe.

Shower Room

6'0" x 5'6" (1.84 x 1.68)



Double glazed window to rear elevation with obscure glazing. Matching updated three piece white shower suite, comprising low level flush WC, ceramic hand wash basin set in roll top work surface offering additional storage to either side and in-built storage below. Fitted shower enclosure with folding glass shower door and wall mounted Mira shower. Water resistant cladding to shower. Tiled walls to the remainder of the shower room. Textured ceiling. Fitted extractor fan. Tile effect vinyl flooring. Radiator.

Bedroom One

11'6" x 16'10" - maximum (3.53 x 5.15 - maximum)



A lovely twin aspect principal bedroom with double glazed windows to front and rear elevations combining to provide a great deal of natural light. Radiator. Carpeted flooring. Three door full length fitted wardrobe. Textured walls, Textured ceiling. Focal fire place with matching hearth, backing and Upvc mantle. A useful raised shelf provides head clearance for the stairwell providing a great storage space. Door opens to provide access to in-built storage offering a great deal of shelved storage facilities.

Outside

Located towards the end of a no through road on the left hand side of the road, to the front, the property offers bricked driveway allowing off road parking for numerous vehicles. The boundaries are clearly defined with low level rendered block wall to the right and left elevations with chipped elevated planting bed to the left hand side.



To the rear garden access off of the rear access a hardstanding area flows across the rear of the property, and flows up via three steps to the rear access gate.

The rear garden is low maintenance and is well stocked with evergreen planting and shrubbery. The properties oil tank is located on the right hand side, with large Cornish palm to the right and further wooden shed with a further area of chippings to the rear side.

To the opposite side of the walkway is a beautifully established and well stocked low maintenance planting area with large patio area to the rear left hand side of the garden.

The boundaries are clearly defined with wood fencing to the right, left and rear elevations, with a rear access gate providing access to a rear pathway.

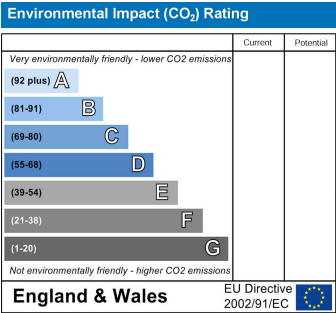
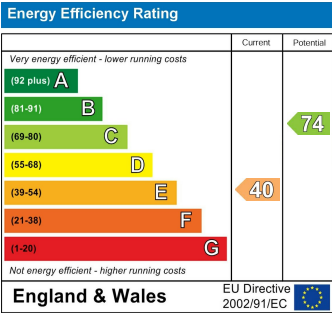
The property also benefits from an outdoor tap located at the rear to the right hand side.



Directly behind the property is a large open expanse of green with a playpark to the left hand side, this area enjoys unobstructed views out to sea and needs to be viewed to be fully appreciated.

Council Tax Band - B

Viewing strictly by appointment only via May Whetter and Grose, St Austell.



Ground Floor



First Floor



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