



MAY WHETTER & GROSE

**60A CHARLESTOWN ROAD,
CHARLESTOWN, CORNWALL PL25 3NN
OFFERS IN THE REGION OF £525,000**



A WELL POSITIONED AND WELL PRESENTED END OF TERRACE COTTAGE WITH THREE BEDROOMS, PRINCIPAL WITH EN-SUITE SHOWER ROOM. THE PROPERTY IS LOCATED IN THE EXTREMELY POPULAR CONSERVATION AREA WITHIN CLOSE PROXIMITY OF CHARLESTOWN HARBOUR. FURTHER BENEFITS INCLUDE A DOUBLE GARAGE AND OFF ROAD PARKING. WITH MAINS GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT, AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS IMMACULATELY PRESENTED HOME. EPC - C *SEE AGENTS NOTES*



Location

Charlestown is a popular Georgian harbour side village situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers, The Eagle Has Landed and Poldark largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses. To both sides of Charlestown harbour there is the South West coastal footpath leading to either Carlyon Bay or Porthpean providing some wonderful walks with cliff top views, sandy coves and beaches. To the east lies the natural deep harbour port of Fowey with excellent boating facilities and with a range of local shops and restaurants.

Directions

From St Austell head down to the village of Charlestown, passing Penrice Academy on the left hand side carrying on down past the turning left to Carlyon Bay and carry on down to the heart of the village. Just before the children's playpark on your left, turn left onto the entrance to Galleon Court. The property is located on the right hand side of this access road. There is ample off road parking for viewers in front of the garage.

Accommodation

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

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

Entrance Hall

16'7" x 6'2" (5.06 x 1.89)



Doors through to ground floor WC, spacious kitchen/diner and lounge. Engineered oak flooring.

Carpeted stairs to first floor. Upvc wood effect double glazed window to rear elevation. Door opens to provide access to the under stairs storage cupboard, housing the mains fuse box with light set within and carpeted flooring. Radiator.

Agents Note: The door to the rear is currently inactive and leads through to the utility area. Some of the power points have inset USB charging points.

W.C.

5'1" x 3'10" (1.56 x 1.17)



Upvc double glazed window to rear elevation with obscure glazing. Low level flush WC with dual flush technology, pedestal hand wash basin with central mixer tap set on vanity storage unit. Tiled walls to water sensitive areas. Continuation of engineered oak flooring.

Lounge

17'1" x 16'1" (5.22 x 4.92)



Twin aspect lounge with Upvc wood effect double glazed sliding patio doors to rear elevation allowing access to the low maintenance rear garden. Further Upvc wood effect double glazed window to side elevation, both combine to provide a great deal of natural light. Mains gas fire set within decorative

granite surround with polished granite hearth.
Carpeted flooring. Two radiators. Television aerial
point. Telephone point.



Kitchen/Diner

22'0" x 15'7" - max (6.72 x 4.75 - max)



A spacious kitchen/diner with Upvc double glazed wood effect patio doors to rear elevation allowing access to the low maintenance rear garden. Wood frame double glazed windows to the right and left hand sides of the door. Two further Upvc double glazed windows to front elevation all combine to provide a great deal of natural light. Door through to utility area. Continuation of engineered oak flooring. Updated matching wall and base kitchen units, square edged polished red granite work surfaces. Composite one and half bowl sink with matching draining board and central mixer tap. Tiled walls to water sensitive areas. The kitchen benefits from all base drawer units and larder unit with soft close technology. Space for fridge/freezer, dishwasher. Fitted oven with grill above. Buttonless hob with fitted extractor hood over. Radiator. Space for dining table.



Utility

6'2" x 4'11" (1.90 x 1.51)

As previously mentioned either accessed via the kitchen or off the entrance hall. This area houses the mains gas fired central heating boiler and also houses a washing machine with tumble dryer space above. Space for additional freezer. Vinyl flooring.

Landing

9'8" x 11'8" - max (2.96 x 3.56 - max)



Doors off to bedrooms one, two, three and family bathroom. Double doors open to provide access to a useful in-built storage recess with sensor light. Carpeted flooring. Loft access hatch.

Bedroom Two

16'0" x 8'4" (4.90 x 2.55)



Two wood effect Upvc double glazed windows to rear elevation. Carpeted flooring. Radiator. Door into in-built storage.

Bedroom Three

12'6" x 8'3" (3.83 x 2.53)



Upvc double glazed wood effect window to front elevation. Carpeted flooring. Radiator.

Family Bathroom

6'8" x 5'9" (2.04 x 1.77)



Wood frame double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC. pedestal hand wash basin and panel enclosed bath with wall mounted shower over and glass shower screen. Tiled walls to water sensitive areas. Vinyl flooring. Heated towel rail. Extractor fan. Electric plug in shaver point.

Bedroom One

19'0" x 10'10" (5.80 x 3.32)



Three Upvc double glazed wood effect windows to rear elevation combine to provide a great deal of natural light. Door through to en-suite shower room. Carpeted flooring. An additional door opens to provide access to a useful in-built storage recess. Radiator.

En-Suite Shower Room

5'9" x 5'1" (1.77 x 1.57)



Wood frame double glazed window to front elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC with dual flush technology, hand wash basin with central mixer tap set on vanity storage unit with additional storage to right and left hand sides. Corner shower cubicle with sliding glass shower door and wall mounted shower. Vinyl flooring. Electric plug in shaver point. Extractor fan.

Outside



Conveniently accessed from the entrance to Galleon Court is the first drive on the right hand side, allowing off road parking for numerous vehicles. To the right hand side of the drive is the double garage for the property.

Double Garage

22'8" x 16'6" (6.92 x 5.04)



Remote control garage door. The garage benefits from light and power and also offers eave storage. The current owner utilises the right hand side as a work shop area. With no central pillar this garage comfortably houses two vehicles. External power points.



Located to the rear of the property is the low maintenance paved patio set over two levels, well enclosed with a mix of brick and stone walls to the rear and left elevations. The rear garden also benefits from external water. The garden is well enclosed giving a great degree of privacy yet within close proximity of the Harbour.





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

Access lane owned by Galleon Court, 60A Charlestown Road has access along.

Ring Doorbell

Yale Burglar Alarm

Gas Central Heating

Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	78
(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	

Broadband and Mobile Coverage



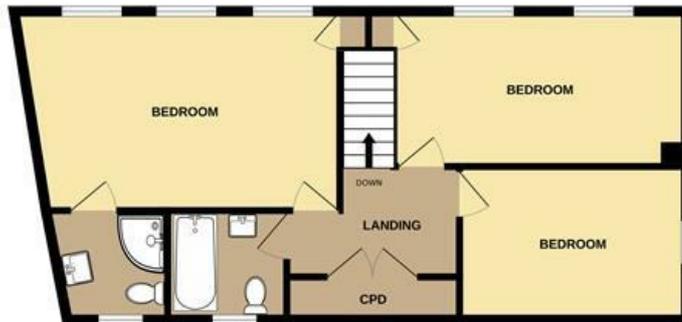
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

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



1ST FLOOR



DOUBLE GARAGE



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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