



MAY WHETTER & GROSE

29 DEEBLE DRIVE, ST BLAZEY, PL24 2JJ
OFFERS IN EXCESS OF £270,000



**** VIDEO TOUR AVAILABLE UPON REQUEST ****

A WELL POSITIONED CHAIN FREE HOUSE WITH GARAGE, OFF ROAD PARKING, THREE BEDROOMS, PRINCIPAL WITH EN-SUITE SHOWER AND CONSERVATORY TO THE REAR. THE POPULAR NO THROUGH ROAD LOCATION FURTHER BENEFITS FROM LOW MAINTENANCE ENCLOSED REAR GARDEN, UPVC DOUBLE GLAZING THROUGHOUT AND GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED HOME, IN READY TO MOVE IN CONDITION. EPC - D



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Location

Par is an extremely popular village with an excellent range of local amenities including library, chemist, post office, general stores, public houses and mainline railway station. There are 2, very good local Primary schools and within easy reach and a large sandy beach. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The Cathedral city of Truro is approximately 20 miles from the property. A wide range of facilities can be found in the nearby town of St Austell. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets.

Directions

From St Austell head out onto the A390 up and through St Blazey Gate down towards Doubletrees. On the bend, just before heading down Rose Hill, turn right onto Middleway and follow the road down past the Cricket Ground on the right and turn right into the Old Roselyon estate. Follow the road along for approximately 150 yards taking the second right onto Deeble Drive and follow the road in. The property is located on the right hand side of the road with parking available in front of the garage.

Accommodation

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

Hard wood front door with multi panel obscure glazed inserts allows external access into the entrance porch.

Entrance Porch

3'10" x 3'0" (1.18 x 0.92)

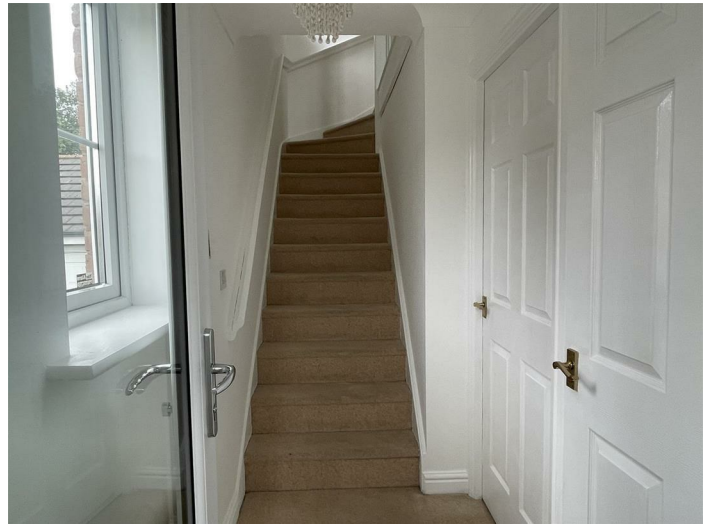


Upvc double glazed sealed unit to left hand side providing additional natural light and wood effect laminate flooring. Exposed brick wall to the right hand side. Upvc clad ceiling. Upvc double glazed door with

full length glazed panel allowing access through to inner hall.

Inner Hall

17'3" 3'10" maximum (5.26 1.17 maximum)



Upvc double glazed window to side elevation. Carpeted flooring. Carpeted stairs to first floor. Door through to ground floor WC. Door through to Lounge. Radiator.

W.C

6'11" x 3'4" (2.11 x 1.02)



Upvc double glazed window to front elevation with obscure glazing. Matching two piece suite comprising low level flush WC and pedestal ceramic hand wash basin. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Textured ceiling. Radiator.

Lounge

14'7" x 12'4" maximum (4.47 x 3.78 maximum)



Upvc double glazed window to front elevation overlooking the front garden laid to lawn. Door through to kitchen/diner. Door to under stair storage void. Carpeted flooring. Mains gas fire set in decorative surround with matching hearth and wooden mantle. Television aerial point. Telephone point.

Kitchen/Diner

15'9" x 9'10" (4.82 x 3.02)



Double doors to rear elevation allowing access to the spacious conservatory. Further Upvc double glazed window to rear elevation overlooking the enclosed low maintenance rear garden. Upon entering to the left hand side is the dining area with telephone point, radiator, wood effect laminate flooring, textured ceiling. An opening then provides access through to the kitchen.

Kitchen with matching wall and base units, roll top worksurfaces, stainless steel one and half bowl sink with matching draining board and central mixer tap. Four ring mains gas hob with fitted electric oven below and fitted extractor hood above. Tiled walls to

water sensitive areas. Space for additional kitchen appliances. Wall mounted thermostatic controls with the mains gas Ariston Central Heating Boiler located in a kitchen wall unit above. Continuation of wood effect flooring.



Conservatory

12'2" x 9'0" (3.71 x 2.75)



A fantastic addition to the property creating an additional reception room. Upvc double glazed twin patio doors to the left hand elevation providing external access the remainder of the left, rear and right elevations are in the form of Upvc double glazing. Upvc double glazed roof. Continuation of wood effect laminate flooring. Radiator. Exposed brick wall and high level television aerial point with high level TV power point. This spacious conservatory benefits from the addition of light and power. An opening window located in the glazed roof, further high level opening windows to the right, left and rear elevation.

Landing

9'6" x 6'5" (2.90 x 1.98)



Upvc double glazed window to side elevation providing natural light to the top of the stairs. Doors off to bedrooms one, two, three and family bathroom. Carpeted flooring. Loft access hatch. Radiator. Additional door opens to provide access to the airing cupboard housing the Megaflow Heatrae Hot Water Tank with further slatted storage options above.

Bedroom Three

8'5" x 6'1" (2.57 x 1.86)



Upvc double glazed window to rear elevation enjoying a pleasant and private outlook. Carpeted flooring. Radiator. Telephone point. This room would comfortably house a single bed or would make a fantastic home office.

Bedroom Two

9'4" x 8'5" (2.87 x 2.57)



Upvc double glazed window to rear elevation enjoying a pleasant and private outlook. Carpeted flooring. Radiator.

Family Bathroom

6'0" x 6'1" (1.85 x 1.86)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic pedestal hand wash basin and panel enclosed bath with central mixer tap and shower attachment. Tile effect vinyl flooring. Radiator. Tiled walls to waters sensitive areas. Fitted extractor fan. Water resistant cladding to the ceiling. Wall mounted electric light with plug in shaver point.

Bedroom One

12'5" x 9'10" maximum (3.80 x 3.02 maximum)



Upvc double glazed window to front elevation. Door through to en-suite shower room. Carpeted flooring. Radiator. Upon entering the room on the left hand side three full mirror doors provide access to a useful in-built wardrobe offering a great deal of shelved and hanging storage. Feature LED lighting around the fitted wardrobe. Television aerial point.

En-Suite

6'9" x 4'7" (2.06 x 1.40)



Upvc double glazed window to front elevation with obscure glazing. Matching updated three piece shower suite comprising low level flush WC, ceramic hand wash basin with central mixer tap set on vanity unit offering additional storage options below and to the right hand side above the WC. Large fitted shower enclosure with wall mounted mains shower. Heated towel rail. Vinyl flooring. Water resistant cladded ceiling. Extractor fan.

Outside



Upon entering Deeble Drive the property is located on the right hand side of the road.

To the front there is a manageable area of well kept lawn with evergreen planting and shrubbery located to the front. To the left hand side of the property there is a paved walkway providing access to the front garden and in turn rear garden access gate.

To the left hand side of the walkway is an elevated area of pebbles. Number 29 enjoys the right hand side of the drive with the property enjoying the benefit of the garage to the right hand side.

Garage

18'1" x 8'9" (5.53 x 2.69)

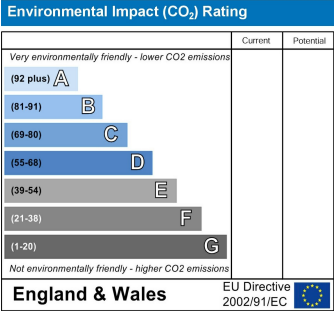
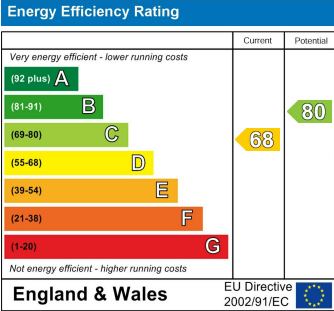
Metal up and over garage door, light, power and eaves storage. The garage benefits from a workbench located to the rear.



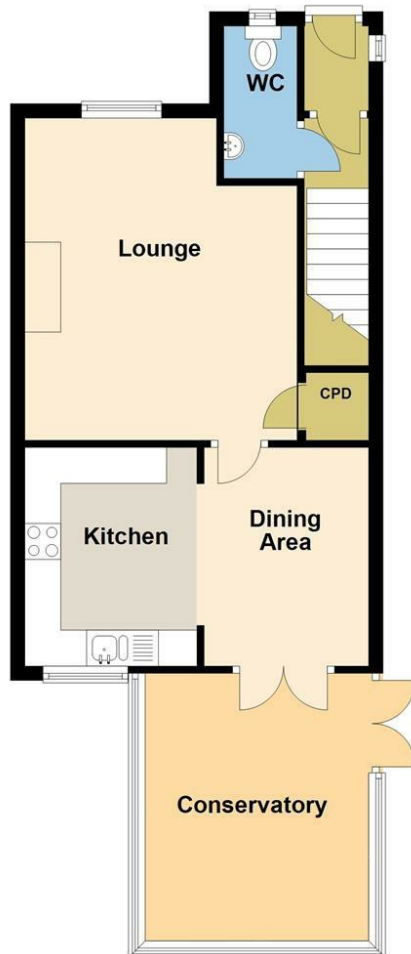
Either accessed via the gate to the left hand side of the property or via the double doors of the conservatory is the rear garden with the paved patio flowing down the left hand side, with steps leading down to a lower area of lawn which surrounds the conservatory with circular paved patio located to the far side.

There is a useful granite chipped storage area to the side of the property, there is also an outdoor tap located to the side of the circular patio. A slope leads down to a lower area of garden designed for a vegetable patch with further hardstanding area to the left hand side located behind the garage. The rear garden is well enclosed with wood fencing to left, right and rear elevations and offers a fantastic degree of privacy.

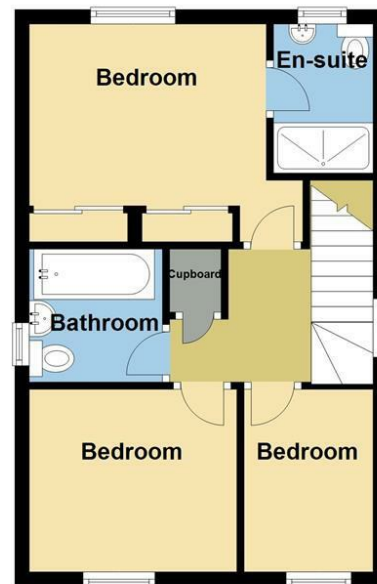
Council Tax Band - C



Ground Floor



First Floor



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