



M A Y W H E T T E R & G R O S E

**18 WOODLAND CLOSE, ST. AUSTELL, PL25 4RH**  
**GUIDE PRICE £70,000**



CASH BUYERS ONLY DUE TO CONSTRUCTION - CORNISH UNIT

A WELL POSITIONED AND SPACIOUS, CHAIN FREE FIRST FLOOR FLAT, WITH TWO DOUBLE BEDROOMS, UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. THIS LEASEHOLD PROPERTY OCCUPIES A CONVENIENT SETTING WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE ACCOMMODATION AVAILABLE. EPC - C

\*SEE AGENTS NOTES\*



## Location

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 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

## Directions

The property is easily accessible from a number of directions. From St Austell town centre travel up East Hill. Take the right turn at the roundabout and head down Alexandra Road. Three quarters of the way down the hill, turn right onto Trevithick Road. Proceed along this road a few hundred yards turning left onto Woodland Close. The property is tucked away in the right hand side of the no through road.

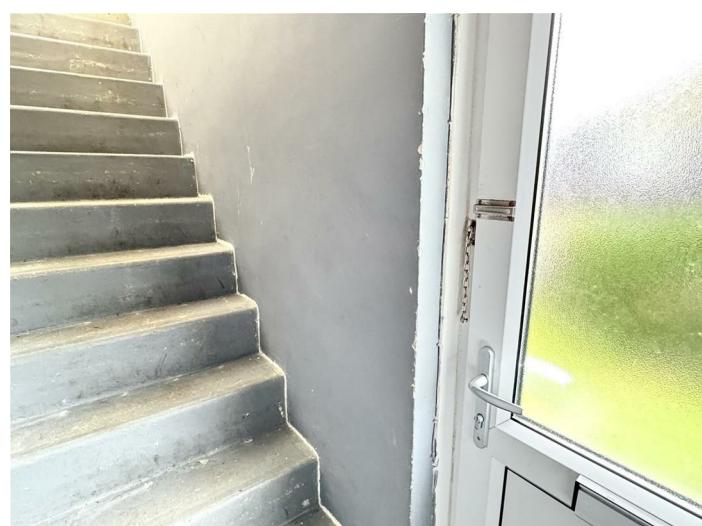
## Accommodation

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 entrance.

## Entrance

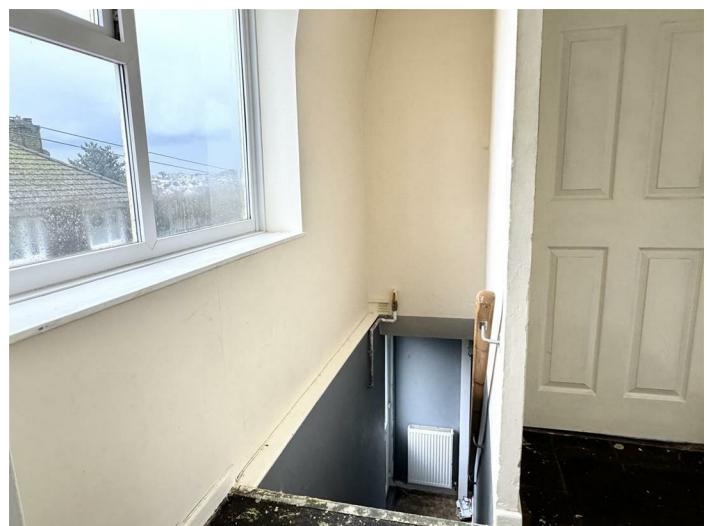
12'0" x 2'9" - max including stairs (3.68 x 0.85 - max including stairs)



Radiator. Stairs to first floor. High level mains enclosed fuse box. Stairs lead up to landing.

## Landing

6'3" x 4'11" -max (1.91 x 1.50 -max)



Upvc double glazed window to side elevation. Doors through to lounge and kitchen. Loft access hatch. Wall mounted thermostat. Mains gas cut off point.

## Lounge

18'3" x 11'9" - max (5.58 x 3.60 - max)



Large Upvc double glazed window to front elevation. Door through to inner hall. Textured ceiling. Radiator. BT Openreach telephone point. BT Openreach digital direct fibre connection to premises.

## Kitchen

11'3" x 10'2" (3.44 x 3.11)



Upvc double glazed window to rear elevation. Door through to inner hall. Additional door opens to provide access to a useful in-built storage cupboard housing the mains gas fired Baxi central heating boiler. Matching wall and base kitchen units. Roll top work surfaces. Stainless steel sink with matching draining board and central mixer tap. Part tiled walls. Fitted extractor fan. Textured ceiling. Tile effect vinyl flooring. Radiator. Space for additional kitchen appliances.

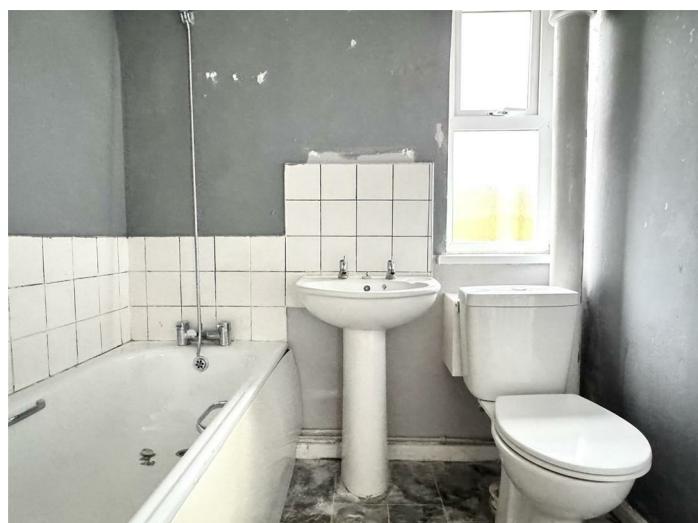
## Inner Hall

5'10" x 5'6" - max (1.79 x 1.68 - max)

Doors to kitchen, lounge, family bathroom and bedrooms one and two. Radiator. Loft mounted NuAir Vent. Door into in-built storage cupboard with power set within.

## Bathroom

6'3" x 5'6" (1.92 x 1.69)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal hand wash basin and panel enclosed bath with central mixer tap and fitted attached shower connection. Tile effect vinyl flooring. Part tiled walls. Fitted extractor fan. Radiator.

## Bedroom Two

11'3" x 9'6" (3.43 x 2.91)



Upvc double glazed window to rear elevation. Radiator. Door into in-built storage cupboard.

## Bedroom One

11'1" x 11'10" (3.40 x 3.61)



Upvc double glazed window to front elevation. Radiator.

## Outside

To the side of the building, opposite the front entrance door is the flats outdoor space. Laid to lawn.

\*\*\*AWAIT CONFIRMATION OF THIS\*\*\*

## Council Tax Band - A

## 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

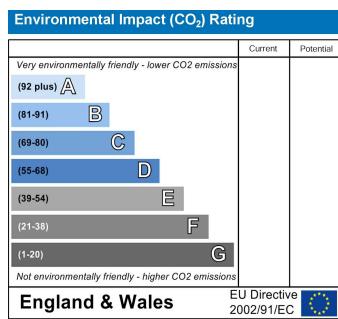
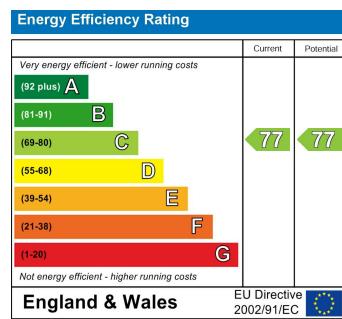
Strictly by appointment with the Sole Agents: May

Whetter & Grose, Bayview House, St Austell  
Enterprise Park, Treverbyn Road, Carclaze, PL25  
4EJ  
Tel: 01726 73501 Email: sales@maywhetter.co.uk

### Agents Notes

Leasehold Flat

New 990 year lease from date of completion.  
Cash Purchasers only due to Construction - Cornish  
Unit.  
Annual Service Charge £183.84, subject to annual  
review.  
Pets allowed.  
No allocated parking.  
Please ask for a copy of the Ocean Housing  
Preliminary Information sheet.



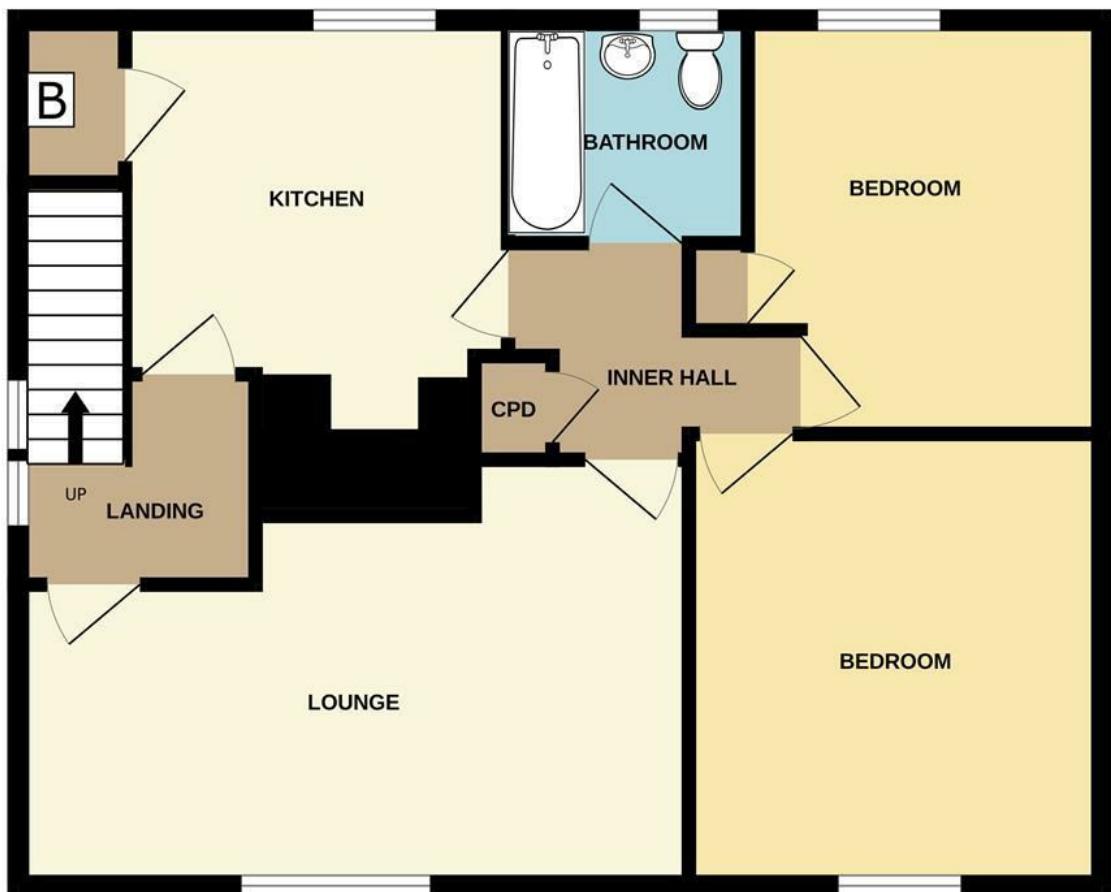








## FIRST FLOOR



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

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