

MAY WHETTER & GROSE

35 SYCAMORE AVENUE, ST. AUSTELL, PL25 4DR
£300,000



A WELL PRESENTED CHAIN FREE, DETACHED BUNGALOW WITH TWO DOUBLE BEDROOMS, OPEN PLAN LOUNGE/DINER, GARAGE AND OFF ROAD PARKING. FURTHER BENEFITS INCLUDE DISTANT BAY VIEWS TO THE FRONT. THE BUNGALOW OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITHIN CLOSE PROXIMITY OF AMENITIES. WELL PRESENTED THROUGHOUT WITH AN ENCLOSED GARDEN, UVPC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO APPRECIATE THIS WELL PRESENTED AND WELL BUILT BUNGALOW. EPC - D



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St Austell town centre is situated within a short distance 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:

From St Austell town head up East Hill, at the mini roundabout turn left onto Kings Avenue. At the next roundabout by the railway station turn right onto Polkyth Road, follow the road along to the next roundabout turning left onto Poltair Road. Head up to the top, in front of you will be Poltair School, at the roundabout take the second exit onto Tregonissey Road. Follow the road along past the college on your left hand side taking the next turning into Sycamore Avenue. Number 35 is the second bungalow 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.

Upvc double glazed door with upper obscure glazing with inset stain glass detailing allows external access into entrance porch.

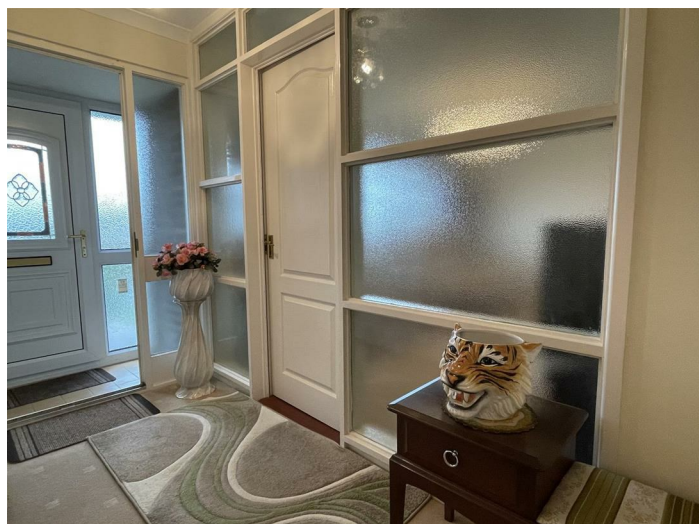
Entrance Porch:

4'1" x 2'9" (1.27m x 0.85m)

Matching sealed glazed unit to left hand side of front door. Tiled flooring. Wood frame single glazed door with obscure glazing allows access through to inner hall.

Inner Hall:

9'6" x 12'4" (2.90m x 3.76m)



(maximum measurement)

Doors off to lounge, double bedroom one, two and family bathroom. Carpeted flooring. Twin doors open to provide access to inbuilt storage housing the mains fuse box with continuation of carpeted flooring set within. Radiator. Additional door opens to provide access to airing cupboard housing the Potterton gas fired central heating boiler with further slatted storage below and continuation of of the carpeted flooring set within. Loft access hatch.

Lounge:

15'3" x 12'0" (4.67m x 3.66m)



Large Upvc double glazed window to front elevation. Focal gas fireplace set within decorative slate fronted surround, matching hearth and wooden mantle doubling as a display shelf. Television aerial point. Telephone point. Carpeted flooring. Radiator. Large opening through to dining room.



Dining Room:

9'5" x 7'10" (2.88m x 2.39m)



Upvc double glazed window to rear elevation.
Carpeted flooring. Radiator. Door through to kitchen.

Kitchen:

10'11" x 7'4" (3.33m x 2.25m)



Upvc double glazed door to rear elevation. Further Upvc double glazed window to rear elevation. Matching wall and base kitchen units finished in high gloss grey. Four ring hob with fitted extractor hood above. Fitted electric oven with grill above. Fridge freezer. Roll top worksurfaces. Stainless steel sink with matching draining board and central mixer tap. Tiled walls to water sensitive areas. Tiled effect vinyl flooring. Integral washing machine.



Bathroom:

6'10" x 7'4" (2.09m x 2.24m)



(maximum measurement)

Upvc double glazed window to rear elevation with obscure glazing. Matching three piece bathroom suite comprising low level flush WC, ceramic pedestal hand wash basin with central mixer tap and enclosed bath with central mixer tap and wall mounted shower above. Carpeted flooring. Tiled walls to water sensitive areas. Radiator. Electric plug in shaver point. Wall mounted mirror.

Bedroom Two:

10'5" x 8'11" (3.19m x 2.72m)



Large Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Carpeted flooring. Radiator. Twin doors open to provide access to inbuilt wardrobe options with continuation of carpeted flooring set within and high level shelved storage above. Fitted bedroom furniture.

Bedroom One:

14'11" x 8'11" (4.55m x 2.72m)



Large Upvc double glazed window to front elevation affording distant views over St Austell Bay. Carpeted flooring. Radiator. Fitted bedroom furniture. Twin doors open to provide access to inbuilt wardrobe storage options with continuation of carpeted flooring set within and high level shelved storage above. Television aerial point.

Outside:

Accessed off Sycamore Avenue, the second property on the right hand side. To the front a well managed garden is laid to lawn with established evergreen planting and shrubbery. There are two sections of grass either side of a bricked walkway providing access to the front door. To the right hand side of the property there is a large tarmac drive capable of housing numerous vehicles off road and providing access to the garage.

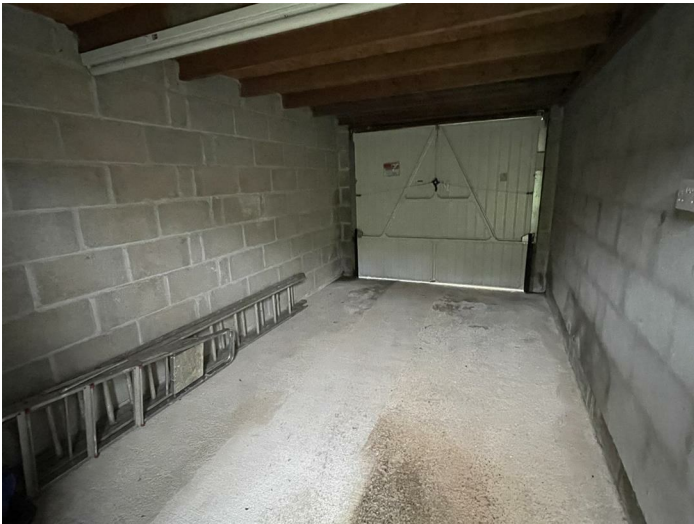


Either accessed via the garage or off the door to the rear of the kitchen is the enclosed rear garden. The boundaries are clearly defined with wood fencing to the right elevation. High level rendered block wall to the left hand side and a delightful and enclosed evergreen planting to the rear providing a fantastic degree of privacy. The rear garden is laid to lawn with a paved walkway offering access to an elevated planting bed. To the left hand side of the rear garden there is an elevated patio with further elevated chipped area to the far left hand corner, steps rise up to provide access. To the rear right hand side a Upvc double glazed door provides access to the attached garage.



Garage

15'8" x 8'3" (4.78m x 2.54m)



Metal up and over garage door to the front elevation. Upvc double glazed doors to the rear elevation. Light and power.

Council Tax: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	

GROUND 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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