



**MAY WHETTER & GROSE**

**1 GERRANS CLOSE, ST. AUSTELL, PL25 3DN  
OFFERS IN EXCESS OF £235,000**



OFFER WITH NO ONWARD CHAIN, SITUATED IN A POPULAR RESIDENTIAL AREA WITH GLIMPSES OF ST AUSTELL BAY AND GRIBBIN HEAD IS THIS DELIGHTFUL TWO BEDROOM PROPERTY. ENJOYING CORNER PLOT POSITION SET WITHIN LANDSCAPED GARDENS. THE PROPERTY OFFERS SPACIOUS LOUNGE/DINING AREA, TWO DOUBLE BEDROOMS, SHOWER ROOM, SIDE PORCH/CONSERVATORY AREA, PARKING AND GARAGE.

EPC - C

SEE IMPORTANT AGENTS NOTES



## Location

Boscoppa is in an area close to local junior and Secondary schools which are within walking distance of the property. Situated in convenient location for the local supermarkets, bakery and takeaways. The recently regenerated St Austell town centre is within 1 ½ miles and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. A secondary education college is located on the outskirts of the town. 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 Boscoppa Road come to the roundabout, turning right towards Bishop Bronescombe School head along for approximately 400 yards taking the second left hand turn into Killyvarder Way, follow the road up and Gerrans Close will appear in front of you on the right hand side. The property will be in front of you, a board will be erected for convenience.

## Accommodation



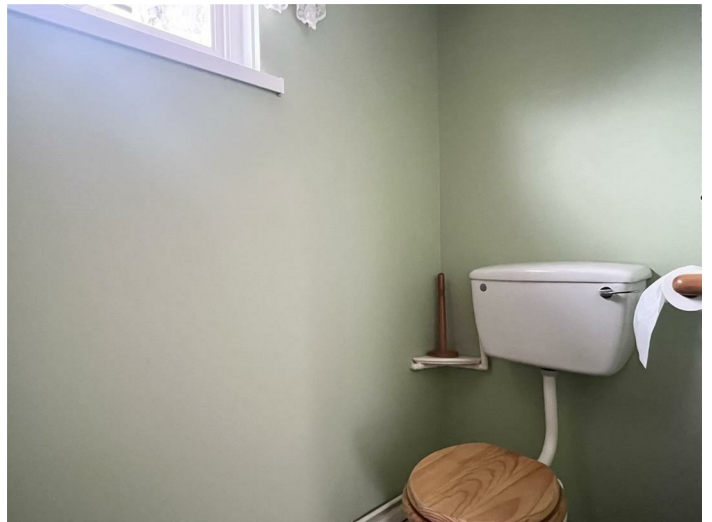
From the driveway a pathway to sliding double glazed door into entrance porch, finished with tiled flooring. Part exposed stone wall and single glazed obscure internal door into entrance porch.

## Entrance Porch



Carpeted flooring. Obscure glazed door into living area and one into cloakroom/WC.

## Cloakroom/W.C.



Low level WC and hand basin. Part tiled splashback. Tiled flooring. High level obscure double glazed window.

## Main Lounge

19'9" x 13'0" narrowing to 9'10" (6.03 x 3.98 narrowing to 3.02)

Double glazed window with pull back vertical blinds to the front where you can see the glimpses of St Austell Bay and Gribbin Head. Central focal point of slate stone fireplace, surround with wood display sill over. Double glazed doors into kitchen, inner hallway and bedroom. Wide open arch through into dining area to the rear and door to the side into the second bedroom.

## Dining Area

9'10" x 7'1" - maximum (3.00 x 2.17 - maximum )

Open arch leading into the dining area. Aluminium framed double glazed sliding door out onto the patio and rear garden area. Deep recess with display shelving and storage beneath.



### **Kitchen**

10'2" x 8'8" - maximum (3.11 x 2.65 - maximum)  
Located to the front. Comprises a range of coloured fronted wall and base units with roll top laminated worksurface incorporating one and half bowl sink and drainer with mixer tap. Four ring electric hob. Double glazed window to the front with roller blind. Stable style door to the side opening through into the porch. The kitchen also has part tiled splashback and flooring.

### **Side Conservatory/Porch**

9'6" x 4'9" - maximum (2.92 x 1.46 - maximum )



Double glazed windows with quarter opening above enjoying an outlook over the side garden area with double glazed door, offers power and plumbing for freestanding white good appliances.



### **Inner Hallway**

Giving access through to the shower room and bedroom. Also additional door into large airing cupboard, housing the water cylinder with slatted shelving.

### **Shower Room**

5'10" x 7'3" - maximum (1.80 x 2.22 - maximum )



Comprising low level WC, hand basin set into storage vanity unit. Sliding doors into shower cubicle with part tiled surround and obscure double glazed window with roller blind.

### **Bedroom**

10'1" x 8'3" (3.09 x 2.53)

Located to the rear. Benefitting from in-built wardrobes. Double glazed window to the rear with pull back vertical blinds.

### **Bedroom**

7'7" x 12'11" (2.33 x 3.96)

From the main living area, door with step down into second bedroom. Located to the rear of the garage. Double glazed window with pull back vertical blinds.

### **Outside**



The property enjoys a generous size corner plot with beautifully well kept formal gardens, would suit a keen gardener. Enjoying a great deal of sun throughout the day and into the evening.

Driveway to the side, gives access to the garage.





To the front garden is an array of shrubbery with lawned area, which sweeps around the side. Wrought iron giving access through to paved patio area.

Step up into a lovely garden area enclosed by high wall and an array of plants and shrubs. The pathway continues to the side where there is a further patio area which is accessed from the dining area.



**Garage**  
7'7" x 18'7" - maximum (2.32 x 5.67 - maximum )  
With up and over door. Both power and light. Electric fuse box and solar pv system controls.

**Council Tax Band - C**

**AGENTS NOTE 1**  
The solar panels are leased via Anesco. The lease is for 25 years and was taken out in 2011.

The Vendors solicitors advise however that a deed of variation is required to the lease of the solar panels to make it compliant with mortgage lenders' current requirements. The deed is in its agreed form and so a buyer's solicitor will simply need to approve.

Applicants are advised to discuss this with theri mortgage lender and/or solicitor prior to viewing.

**AGENTS NOTE 2**  
The property is now clear of furnishings, and do have photographs of it empty. We have left with furnishing to show its size.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>74</b> <b>90</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> 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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