



**MAY WHETTER & GROSE**

**50 BODMIN ROAD, ST. AUSTELL, PL25 5AF**  
**GUIDE PRICE £235,000**



A WELL SITUATED CHAIN FREE CHARACTER TERRACED HOUSE WITH OFF ROAD PARKING AND A SPACIOUS ENCLOSED REAR GARDEN. THE PROPERTY ENJOYS DELIGHTFUL ELEVATED VIEWS TO THE FRONT OVER THE SURROUNDING AREA WITH FURTHER BENEFITS INCLUDING A USEFUL CELLAR AND ADDITIONAL LOFT ROOMS. MAJORITY UPVC DOUBLE GLAZING THROUGHOUT, MAINS GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS CHARACTER HOME.

EPC - D

\*SEE AGENTS NOTES\*



## Location

Within walking distance of the centre of St Austell offering 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 Bodmin Road towards the hamlets of Carthew and Ruddle Moor, The property is located on the right hand side of the road, A For Sale board is erected for ease of identification purposes. Driveway parking is available to viewers. Viewers are advised to park on the right hand side of the drive ensuring pedestrian access is still possible to the right hand boundary for attached properties.

## Accommodation

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

Accessed from the right hand side of the building, a main wooden door with inset spyhole allows external access into entrance hall.

## Entrance Hall

13'9" x 8'0" (4.20 x 2.44)

Doors off to lounge and kitchen/diner. Carpeted flooring. Carpeted stairs to first floor. Radiator. Door providing access to under stair storage with access to cellar.

## Cellar

8'2" x 8'5" (2.50 x 2.57 )

PLEASE NOTE REDUCED HEAD HEIGHT  
A useful storage space.

## Lounge

15'5" x 12'11" - max (4.71 x 3.96 - max)



Upvc double glazed window to front elevation with delightful elevated outlook over the Gover Valley in the distance to the front of the property. Focal decorative fire place set within in marble surround with matching mantle and slate hearth. Exposed wood floorboards. Picture rail. Radiator.

## Kitchen/Diner

13'0" x 17'4" - max (3.98 x 5.29 - max)



Upvc double glazed door to rear elevation with full length glazed panels allows external access to the enclosed rear garden. Further high level window above and large sealed glazed unit to the left hand side of the door. Exposed wood floorboards. Focal decorative fireplace on slate hearth. Matching kitchen base units with pine work tops, stainless steel sink with central mixer tap. Four ring electric hob with fitted extractor hood above and electric oven below. Radiator. Part exposed stone wall. Space for additional kitchen appliances. Space for dining table. Part tiled walls to water sensitive areas. Bespoke shelving.

### **Landing**

11'1" x 10'4" - max (3.40 x 3.15 - max)

Upvc double glazed window with window seat to front elevation. Carpeted flooring. Doors through to family bathroom, bedrooms one and two. Additional door opens to provide access to useful in-built storage cupboard. Opening providing access to the stairs leading to the loft rooms.

### **Family Bathroom**

12'10" x 7'7" - max (3.92 x 2.33 - max)



Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, fitted corner panel enclosed bath with wall mounted mixer tap and fitted shower attachment and over head shower nozzle with folding glass shower screen, ceramic hand wash basin with central mixer tap. Tiled flooring. Tiled walls. Fitted extractor fan. Upon entering the room an alcove is currently used to house the washing machine with light and power. To the rear there is also a wood frame single glazed window. Wall mounted gas fired central heating boiler. Heated towel rail.

### **Bedroom One**

15'6" x 12'10" - max (4.73 x 3.93 - max)



Upvc double glazed window to front elevation with a far reaching outlook to the front of the property. Exposed wood floorboards. Picture rail. Radiator. Double doors open to provide access to en-suite shower.

### **En-Suite Shower**

6'2" x 3'8" - max (1.88 x 1.12 - max)



Matching three piece white shower suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap. Fitted shower enclosure with sliding glass shower doors and wall mounted mains fed shower. Heated towel rail. Exposed wood floorboards. Part tiled walls. Fitted extractor fan.

## Bedroom Two

13'1" x 13'0" (3.99 x 3.98 )



Upvc double glazed window to rear elevation. Exposed wood floorboards. Radiator. Picture rail.

## Loft Room One

16'7" x 12'11" (5.07 x 3.94)

As previously mentioned accessed from the landing are stairs leading up to loft room one. Three Velux ceiling mounted skylight windows providing natural light. Carpeted flooring. Louvre doors provide access to eaves storage to front and side elevations. Exposed ceiling beams. Twin doors open to provide access to useful in-built storage cupboard. Artex ceiling. This loft space benefits from the addition of light and power.

## Loft Room Two

19'5" x 11'3" (5.93 x 3.44)

Another useful room with two wood frame double glazed Velux skylight windows. Carpeted flooring. Exposed ceiling beams. This loft room also benefits from light and power. A focal stained glass window between the two loft rooms offering a delightful feature to the property.

## Outside

To the front of the property there is off road parking, we are advised you must leave a clear walkway to the right hand side of the driveway to provide access to the attached property.

Immediately off the kitchen area to the rear of the property is an enclosed courtyard, steps lead up to provide access to the elevated rear garden. A shared access walkway is located to the top of the steps. Beyond the rear access, the property enjoys a well enclosed garden laid to lawn with elevated seating area at the top. The rear garden has established boundaries and offers a good degree of privacy.

**Council Tax Band - B**

## 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

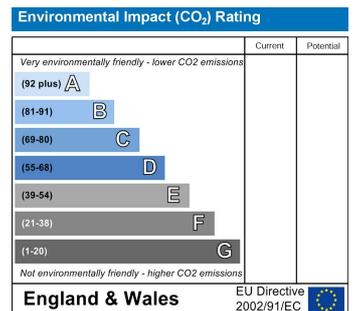
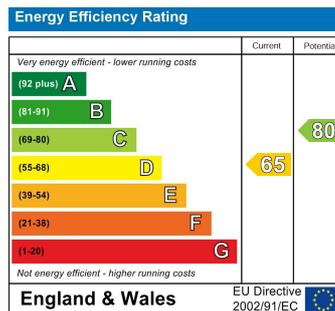
Tel: 01726 73501 Email: sales@maywhetter.co.uk

## Agents Notes

There is an area of Flying Freehold under the bathroom.

Probate has been Granted.

To the rear of the property is an alleyway to which the neighbouring properties have right of access across. We are advised you must leave a clear walkway to the right hand side of the driveway to provide access to the attached property.



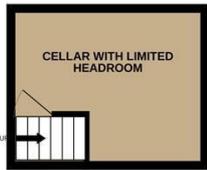




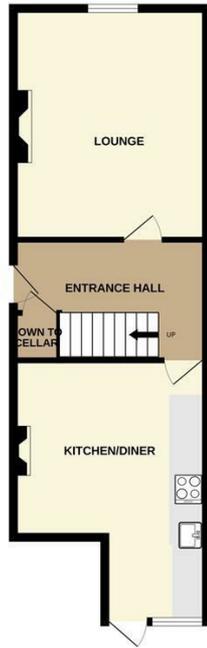




BASEMENT



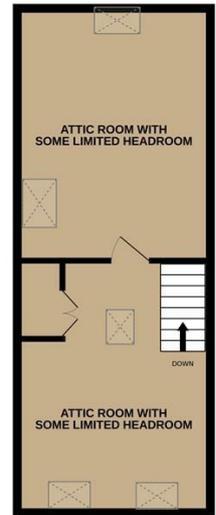
GROUND FLOOR



1ST FLOOR



2ND 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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