

# MAY WHETTER & GROSE

**1 KINGS AVENUE, ST. AUSTELL, PL25 4TT**  
**GUIDE PRICE £365,000**



A DELIGHTFUL PERIOD SEMI DETACHED HOUSE BUILT CIRCA 1910 WITH FOUR BEDROOMS AND TWO RECEPTION ROOMS. FURTHER BENEFITS INCLUDE OFF ROAD PARKING TO THE REAR AND THE HOUSE OCCUPIES A CONVENIENT SETTING WITHIN CLOSE PROXIMITY OF THE TOWN CENTRE AND MAINLINE RAILWAY STATION. NUMEROUS CHARACTER FEATURES, A GENEROUS PLOT WITH OUTBUILDINGS. THE PROPERTY PROVIDES UPVC DOUBLE GLAZING, A SOUTHWEST FACING GARDEN AND GAS FIRED CENTRAL HEATING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED AND SPACIOUS FAMILY HOME. EPC - D



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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 South Street, the roundabout turn left onto Kings Avenue follow the road along to the end. The property will appear immediately on your left. A board will be erected for convenience.

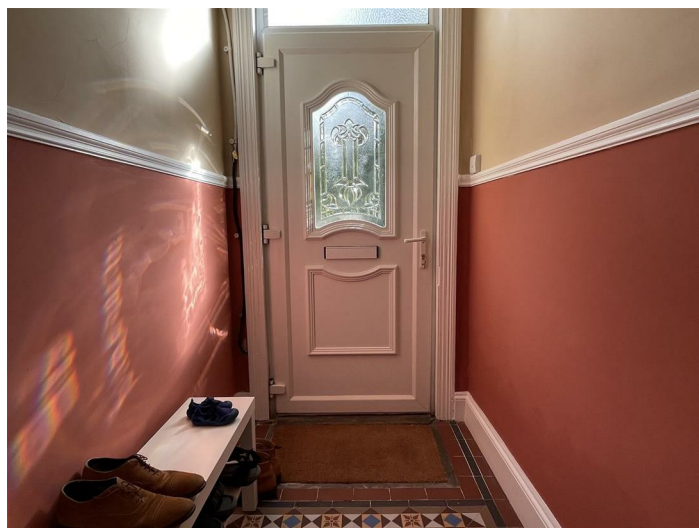
**Accommodation:**

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 pattern glazing allows external access into entrance porch.

**Entrance Porch:**

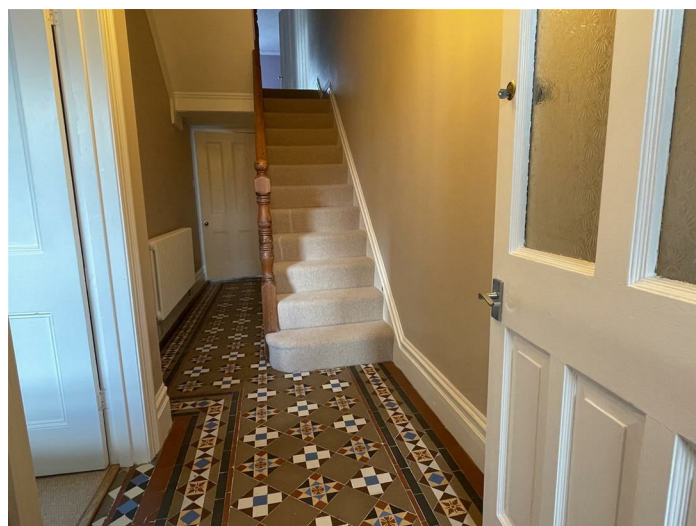
5'9" x 4'3" (1.76m x 1.32m)



Original tiled flooring. Hard wood inner door into entrance hall. High level mains fuse box.

**Entrance Hall:**

19'1" x 5'7" (5.82m x 1.72m)



Doors to lounge, dining room and kitchen/diner. Carpeted stairs to first floor. Original tiled mosaic flooring. Classic style wall mounted radiator. Door allows access to under stairs storage void. Ceiling cornice detailing.

**Lounge:**

14'9" x 13'0" (4.50m x 3.97m)



A delightful and spacious lounge with Upvc double glazed bay window to front elevation affording tremendous natural light. Carpeted flooring. Multi fuel burner set in chimney recess with decorative wood surround, tiled back and sandstone hearth. Television aerial point. Wall mounted classic style radiator. Cornice detailing. Textured ceiling.



**Kitchen/Diner:**  
18'11" x 10'9" (5.77m x 3.30m)



**Dining Room:**  
12'4" x 12'8" (3.76m x 3.88m)



Upvc double glazed door to side elevation with upper and lower sealed glazed unit and two further Upvc double glazed windows to left hand elevation. Updated kitchen with matching wall and base kitchen units with intelligent storage. The spacious kitchen benefits from integral fridge freezer and slimline dishwasher. Square edge marble effect acrylic worksurfaces in the kitchen area with wood worksurface to the breakfast bar dividing the kitchen and dining area. Fitted electric oven with combined microwave/grill above. Four ring buttonless hob with fitted extractor hood over. Ceramic sunken sink with grooved draining board and central mixer tap. Wall mounted mains gas fired combination central heating boiler. Tiled walls to water sensitive areas. Vinyl wood effect flooring. Classic style wall mounted radiator. The kitchen benefits from bespoke storage shelving complete with fitted USB charging points. Inbuilt downlights. Space for generous dining table. Door to WC,

Upvc double glazed window to rear elevation with sill forming a window seat. Classic style wall mounted radiator. Textured ceiling. Cornice detailing. Carpeted flooring. Currently used as a playroom this room would comfortably house a generous dining table.



**WC:**

3'8" x 2'6" (1.14m x 0.77m)



Tile effect vinyl flooring. Low level flush WC with dual flush technology and hand wash basin set on top with central mixer tap. Tiled walls. Fitted extractor fan. Fitted mirror.

**First Floor Landing.**21'5" x 6'9" (6.53 x 2.08m)  
(maximum measurement)

Doors off to bedrooms one, two, three, four and shower room. Carpeted flooring. Loft access hatch. Radiator. Cornice detailing.

**Bedroom One:**

14'10" x 10'8" (4.53m x 3.26m)



Upvc double glazed bay window to front elevation affording delightful views over the surrounding area and providing tremendous natural light. Carpeted flooring. Radiator.

**Bedroom Two:**

12'3" x 11'10" (3.74m x 3.62m)



Upvc double glazed window to rear elevation. Carpeted flooring. Textured ceiling. Cornice detailing. Radiator.

**Bedroom Three:**

14'3" x 10'10" (4.36m x 3.32m)



(maximum measurement)

Upvc double glazed window to rear elevation enjoying pleasant views over the rear well stocked garden. Carpeted flooring. Radiator. Textured ceiling. Cornice detailing.

**Bedroom Four:**

8'11" x 6'10" (2.74m x 2.09m)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator.

**Shower Room:**

9'4" x 7'4" (2.87m x 2.24m)



Upvc double glazed window to side elevation with lower obscure glazing. Updated shower suite comprising low level flush WC with dual flush technology and douche attachment, ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below and large fitted shower enclosure with wall mounted shower. Tiled walls to water sensitive areas. Wood effect tiled flooring. Heated towel rail. Door providing access to airing cupboard offering a radiator to the rear and slatted shelving options set within.

**Outside:**

To the front a wooden gate opens to provide access to the well established front garden. A plum slate chipped walkway provides access to the front door and flows around the front of the property providing access from the left to the rear garden. The boundaries are clearly defined by low level rendered wall to the right elevation and delightful exposed stone wall to the left hand side. There are wood enclosed planting beds to the left hand side of the walkway and a further area of lawn set in the centre. To the front left hand corner a generous area of decking provides access to a wooden outbuilding. To the side is a covered entrance area, which is also decked, provided shielding from the elements.

**Outbuilding:**

13'7" x 10'7" (4.16m x 3.24m)



A wood frame door with upper glazed single glazed glass insert provided access to the side. Two Upvc double glazed windows to front elevation. This area benefits from the light and power. Currently used as a gym this useful outbuilding would serve a multitude of uses.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

To the left hand side of the front of the plot there is an established stone fronted planting bed. Access to the rear garden is either off the kitchen/diner or via the left hand walkway. Currently the left hand walkway has an open woodstore with further metal corrugated shed and a further expanse of planting.

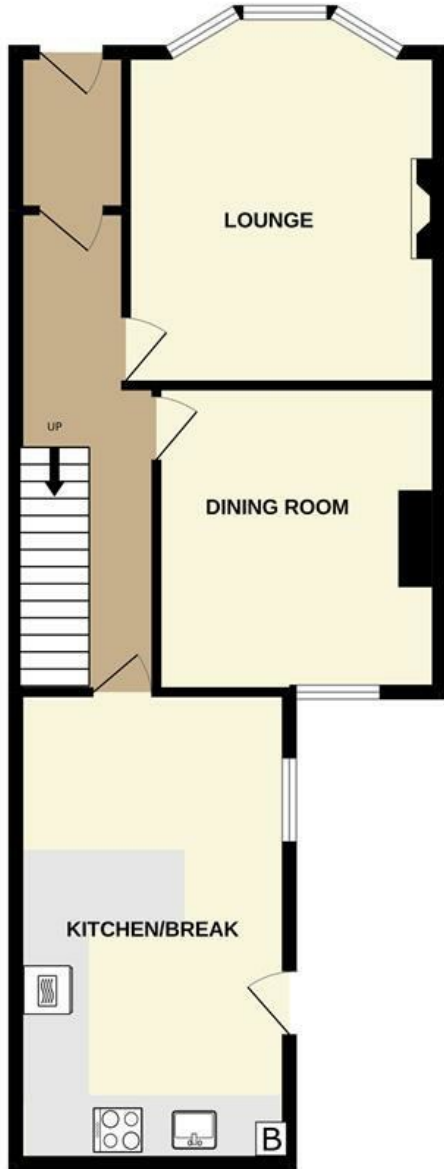


Upon entering the rear garden the property enjoys a fine elevated patio with further plum chipped area and established raised vegetable patch to the left hand side. The paved patio area flows around the rear of the property providing access to the former WC and additional storage building. Steps then lead down to a sunken area of lawn with established apple trees, pear and fruit bushes. The rear boundaries are well enclosed with low level walls to the right hand side topped with wood fencing and stone wall to the left hand side. Outdoor tap. To the lower section of the garden a wooden gate opens to provide access to the property's off road parking area, suitable to house two vehicles off road.

**Council Tax - C**



GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.2 sq.m.) approx.

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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