

MAY WHETTER & GROSE

8 MAYFIELD CLOSE, ST. AUSTELL, PL25 3PD
GUIDE PRICE £265,000



A BEAUTIFULLY PRESENTED FAMILY HOME LOCATED IN A QUIET RESIDENTIAL LOCATION, A SHORT DISTANCE FROM AMENITIES AND SCHOOLING. IMPECCABLY PRESENTED THROUGHOUT, OFFERING LOUNGE, MODERN KITCHEN/DINER, THREE BEDROOMS AND MODERN FAMILY BATHROOM. WITH DRIVEWAY/PARKING TO THE SIDE AND ENCLOSED SUNNY ASPECT AND PRIVATE REAR GARDEN WHICH ALSO INCORPORATES STORAGE AND SUMMERHOUSE. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FINISH AND POSITION. EPC - AWAITING.



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St Austell town centre 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:

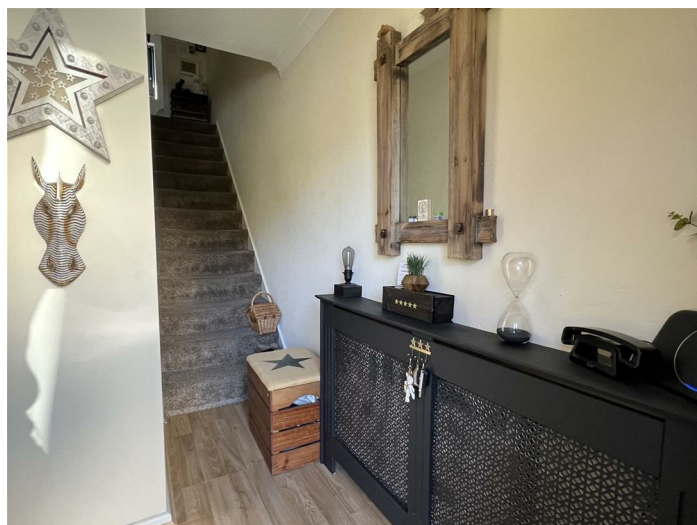
From St Austell, head down Sandy Hill, just before the traffic lights turn right into Penmere Road. Follow the road for approximately 150 yards taking the second left into Mayfield Close. Follow the road up, approximately 50 yards and the property will appear on the right hand side. A board will be erected for convenience.

Accommodation:

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

Covered canopy front entrance with door leading into entrance hallway.

Entrance Hallway:



Light strip laminated flooring. Carpeted staircase to first floor. Radiator behind an attractive cover. Telephone point. Bifold door into lounge.

Lounge:

14'6" x 12'5" (4.42m x 3.80m)



(maximum measurement)

Large double glazed window to front elevation with fitted Venetian blind. Focal central point of attractive slate stone fireplace surround and hearth with coal effect gas fire. Under stairs storage cupboard. Two panel wood door into kitchen/diner.

Kitchen/Diner:

15'5" x 10'5" (4.72m x 3.18m)



(maximum measurement)

Offering a great deal of natural light from a large double glazed area within the kitchen area and large double glazed doors from the dining area leading out onto the sunny aspect rear garden. Recess spotlighting. Thoughtfully designed and remodelled in recent years to incorporate light fronted wall and base units with under unit lighting and attractive tiled splashback. Laminated strip wood effect worksurfaces incorporating four ring gas hob with hidden extractor fan above and one and a half bowl sink and drainer with mixer tap. Integrated oven and microwave. The worksurface wraps around to incorporate a breakfast bar and further storage units. Integrated fridge freezer and washing machine. Under unit space and plumbing for dishwasher.



Recently remodelled is this modern white bathroom suite comprising low level WC, hand basin and panel bath with curve glazed shower screen with wall mounted electric shower over. White gloss tiled surround which continues around to half level to one side. Large chrome heated towel rail. Darkened tiled flooring. Recess spotlighting. Obscure double glazed window with fitted Venetian blind.

Bedroom One:

9'3" x 12'0" (2.84m x 3.67m)

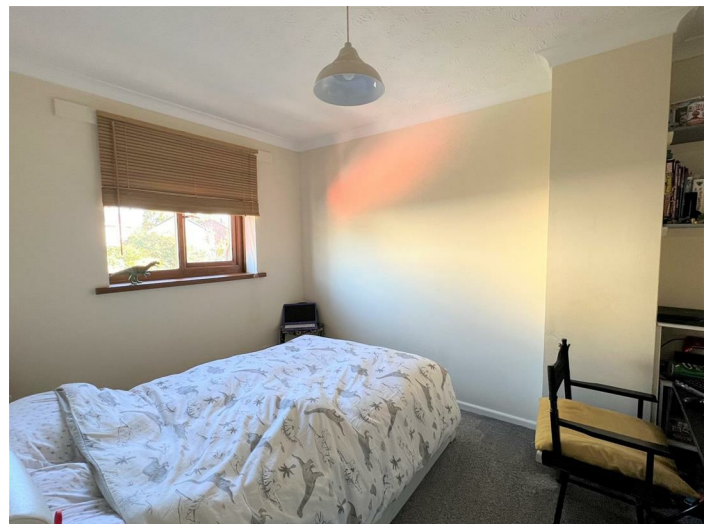


(maximum measurement into front of built in wardrobes)

Double glazed window to rear elevation with fitted Venetian blind above. Radiator. Three piece sliding doors, floor to ceiling built in wardrobe and storage. Strip wood effect laminate flooring.

Bedroom Two:

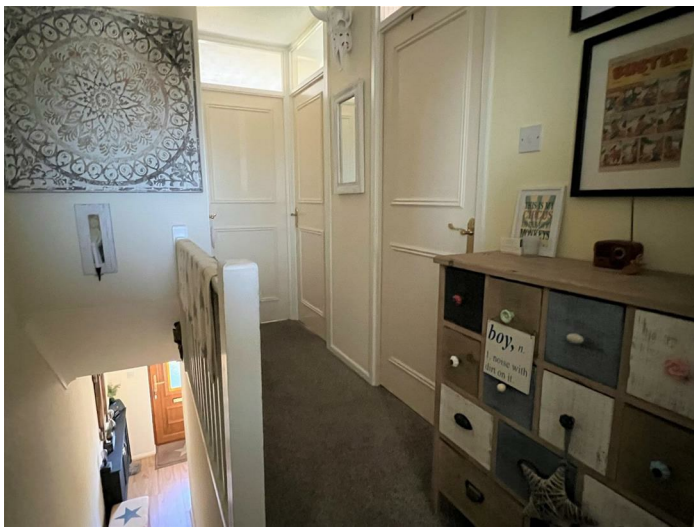
8'5" x 11'4" (2.59m x 3.46m)



(maximum measurement)

Double glazed window to front elevation with Venetian blind and deep display sill. Carpeted flooring.

First Floor Landing:



Carpeted staircase to the first floor landing. Access to loft. Two panel wood doors into all three bedrooms and family bathroom all with glazed light panels above. Door into over stairs storage.

Bathroom:

5'6" x 7'0" (1.69m x 2.14m)



(maximum measurement over bath)

Bedroom Three:
 8'5" x 6'10" (2.58m x 2.09m)



Double glazed window to front with deep display sill and fitted Venetian blind. Two tone painted wall surround. Laminate wood effect flooring.

Outside:
 To the front a level lawn area with mature tree.



One of the selling points of this property is the enclosed rear garden offering a good degree of sun during the day and into the evening, also giving a reasonable degree of privacy and enclosed by high wall surround and fence panelling. Offering a low maintenance alternative, as you leave from the back doors onto granite stone chippings and circular stepping stone paved pathway leading down onto a level with the large storage shed and summerhouse. Latch wood gate to the side. Outside tap.



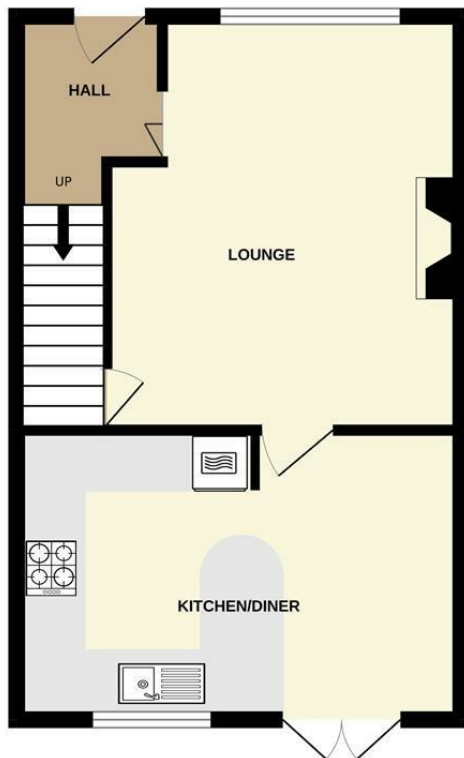
To the side there is a driveway with parking for approximately two to three vehicles, with glass verge and attractive raised area with palm.

Council Tax - C

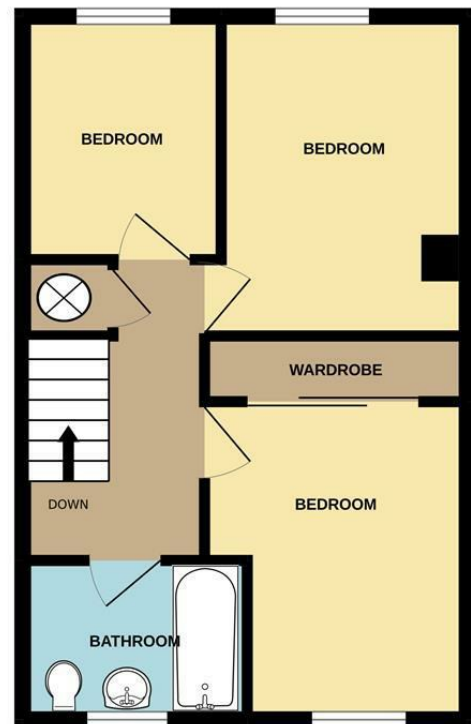
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (70.9 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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