

MAY WHETTER & GROSE

2 MACKEREL CLOSE, ST. AUSTELL, PL25 4FB

PRICE £87,750



* SECTION 106 EQUITY SHARE AFFORDABLE, PLEASE SEE AGENTS NOTES AND ELIGIBILITY *
LOCATED IN A POPULAR RESIDENTIAL LOCATION, TO THE NORTHERN SIDE OF ST AUSTELL TOWN, IS THIS SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH OPEN PLAN LIVING AREA AND TWO ALLOCATED PARKING SPACES. A SHORT DISTANCE FROM THE TOWN AND THE NATURAL WALKS TO TRETHURGY AND THE CLAY TRAILS. VIEWING SUBJECT TO ELIGIBILITY CRITERIA. EPC - C



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Within walking distance of the property there is a Tesco Express, restaurant, a butchers and convenience store. The recently regenerated St Austell town centre is situated approximately 2 miles away 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 the town centre head along Tregonissey Road until you get to the traffic light junction, taking the left onto Treverbyn Road and heading up until you get to a mini roundabout taking the second exit down into the Loverring Fields development. Follow the road down to the next mini roundabout and take the first left and continue along Carwollen Road to the end until you can bear left up the hill, follow the road and around bearing around to the left, the road then straightens again before bearing right,

Accommodation:

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

There is allocated parking to the front. An attractive stone covered communal front entrance with low level planted borders to both sides.

Communal Entrance:



The communal front door opens with embedded weave welcome mat and further carpeted flooring.

Hallway:



To the right, the front door opens into a welcoming wide open hallway. Finished with a vinyl wood effect floor covering which continues through to the bathroom. Finished with a coloured wall surround and pattern border. Wall mounted radiator. Entry phone system. Low level fuse box. Six panel white doors leading into all accommodation and one into recess storage cupboard.

Bedroom:

9'1" x 9'2" (2.77m x 2.80m)



Double glazed window to front elevation with deep display sill. Radiator. Finished with a two tone painted wall surround and warm coloured carpeted flooring.

Bedroom:

9'1" x 13'1" (2.77m x 4.01m)



Offering a great deal of natural light and dual aspect from two double glazed windows both with fitted venetian blinds. Radiator. Television aerial point. Telephone point. Finished with a two tone painted wall surround and warm coloured carpeted flooring. Free standing modern wardrobes.

Bathroom:

6'9" x 6'3" (2.07m x 1.91m)



(measurement over bath)

Natural light from an obscure double glazed window with fitted roller blind. Comprising a white suite of low level WC, hand basin and panelled bath with curved glazed shower screen and wall mounted shower head attachment. Part tiled wall surround with decorative border. Free standing vanity storage unit. Shaver socket. Mirror. Radiator. Ceiling mounted extractor.

Open Plan Living Area:

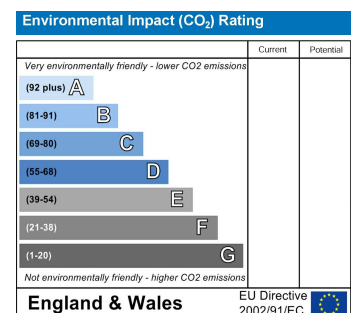
15'6" x 22'8" (4.73m x 6.91m)



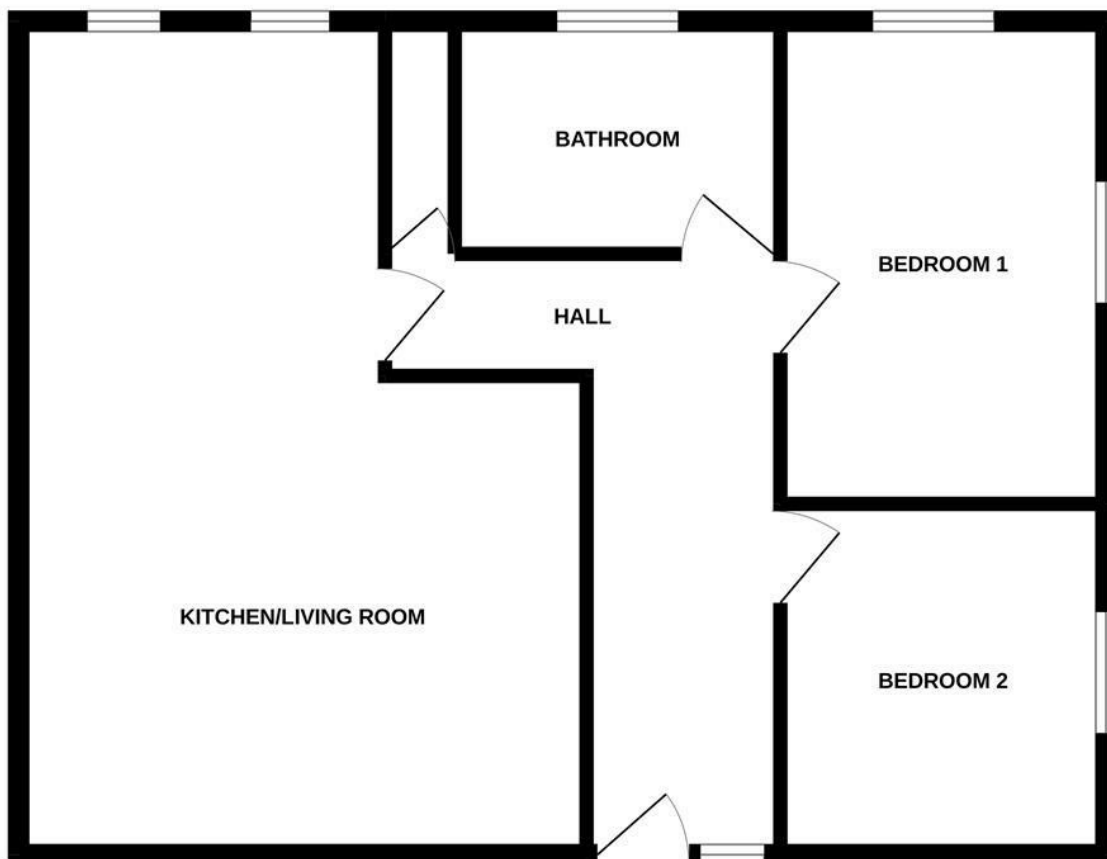
(measurement at main points plus recess into kitchen)

Two large double glazed windows both with venetian blinds and deep display sills. Radiator. Ample array of wall mounted sockets located throughout the main living area. Television aerial point. Telephone point. Finished with a carpeted flooring. Radiator in dining area. The kitchen comprising a range of modern wood fronted wall and base kitchen units with separate free standing cabinet within the dining area housing the boiler system with shelving beneath. The kitchen is finished with a roll top laminated worksurface incorporating a one and a half bowl stainless steel sink with drainer and mixer tap. Under unit space for low level fridge and freezer, washing machine and insert space for a gas cooker. Please note the white goods could be left under separate negotiation. Finished with an attractive tiled splashback and strip wood effect floor covering.





GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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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