



MAY WHETTER & GROSE

17 BREWERY DRIVE, ST. AUSTELL, PL25 4EH
GUIDE PRICE £250,000



AN IMPECCABLY PRESENTED THREE BEDROOM END OF TERRACE FAMILY RESIDENCE. LOCATED A SHORT DISTANCE FROM ST AUSTELL TOWN INCLUDING RAILWAY STATION AND LOCAL AMENITIES. POSITIONED AT THE END OF A QUIET CUL-DE-SAC OVERLOOKING POLTAIR PARK. WITH HIGH STANDARDS THROUGHOUT, UPDATED MODERN KITCHEN, FAMILY BATHROOM AND ENCLOSED LOW MAINTENANCE SUNNY ASPECT REAR GARDEN. ALLOCATED PARKING TO THE SIDE. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE HIGH STANDARD OF UPDATED FINISHES THROUGHOUT, ITS POSITION AND SHORT DISTANCE FROM ST AUSTELL.

EPC - C



Location

St Austell town centre is situated approximately half a mile 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

The property is located just off of Trevarthian Road opposite the St Austell Brewery. As you turn into Brewery Drive, follow the road round to the left and keep going towards the end and the property will appear on the right hand side. A Board erected for convenience.

Entrance Hall

The high standard of finish can be seen immediately with a well kept front garden area with steps and covered canopy, leading to obscured part glazed front door and opening through into the wonderfully appointed kitchen and dining area. Carpeted staircase turning to the first floor with four panelled door through into cloakroom/WC.

Cloakroom/WC



Comprising low level WC and hand basin set into a bevelled edge white vanity storage unit. Free standing mixer tap and finished with a bevelled edge tiled splashback. Ceiling with mounted recess spotlight. High level storage and shelf. Obscured double glazed window to the front.

Kitchen Diner

9'10" x 13'6" at max points over work surface (3.00m x 4.12m at max points over work surface)



Recently appointed, thoughtfully designed and laid out. Comprising a range of light warm coloured wall and base units complimented by marble effect roll top laminated work surface incorporating four ring Smeg hob with hidden extractor over and integrated oven below, plus integrated slimline dishwasher, fridge freezer and space and plumbing for a washing machine. Finished with a bevelled white gloss splash back and attractive light wood effect floor covering. Natural light from a double glazed window to the front with fitted Venetian blinds plus recess spot lights.



Lounge

11'10" x 13'1" at max points (3.62m x 4.00m at max points)

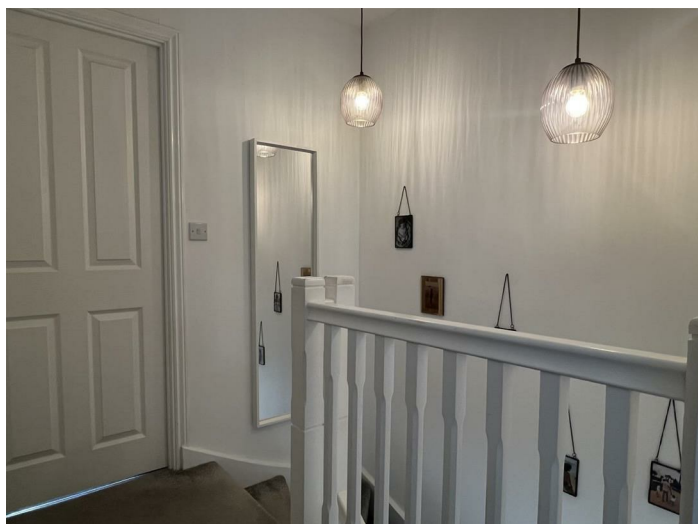


With double glazed French doors with glazed side panels and quarter window opening out onto the garden. Central focal point of a media wall with wood lintel beam and mood lighting back drop behind the television. Open chimney recess with a slate hearth, currently housing a log effect electric log burner.

Wood panelled door opening through into good sized under stairs storage. Carpeted stair case with hand rail to the first floor landing.



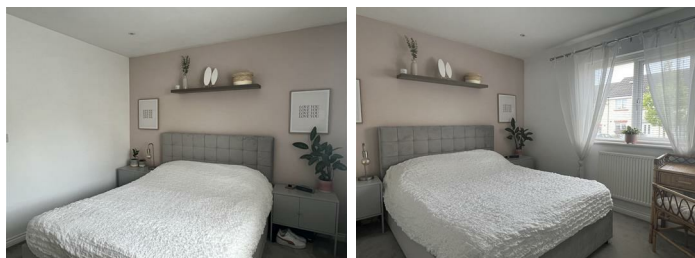
Landing



With access to the loft. Radiator and doors to all bedrooms, bathroom and one into over stairs storage. Door into principal bedroom situated to the rear.

Principal Bedroom

10'2" x 11'0" at max point to front of built in wa (3.11m x 3.36m at max point to front of built in wa)



The space is enhanced by the light painted walls and floor to ceiling mirrored glass fronted built in wardrobes. Double glazed window to the rear with fitted blinds. Outlook over the garden with radiator beneath. Door into bathroom.

Bathroom

6'2" x 6'6" at max points (1.90m x 2.00m at max points)



Comprising white suite with low level WC hand basin and tiled bath with shower screen and shower head attachment over. Finished with a part tiled wall surround and attractive matching flooring. There is also a chrome heated towel rail. Recessed spotlighting and extractor. Door into bedroom.

Bedroom Two

6'5" x 8'5" (1.97m x 2.57m)



Formally a two bedroom residence, the current owners have made use of the good size space to incorporate two single bedrooms. Double glazed window to the front. Fitted blind and radiator. Door into bedroom three.

Bedroom Three
5'1" x 6'3" (1.57m x 1.93m)



Double glazed window with fitted blind and outlook down over Poltair Park. With radiator to the side and the thoughtful, useful space continues with a raised captains bed with under bed storage.

Outside

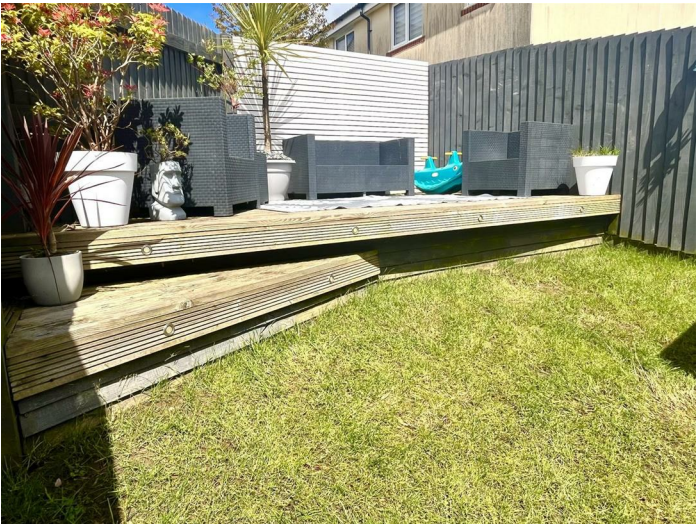


To the front is a low maintenance attractive area with planting and slate stone chippings. To the rear a fabulous enclosed rear garden which enjoys a great deal of sunshine all day and into the evening. Accessed via the Lounge with slate stone chippings and a fabulous addition of a fully insulated, versatile, chalet style workshop. With an area of open lawn and raised decking with lighting to the top. A fabulous area for al fresco dining and entertaining. The allocated parking is located to the side.

Agents Note



The vendor informs us there is a management/service charge for the upkeep of the estate of approximately £100 - £150 per annum. There is CCTV to the front of the property.

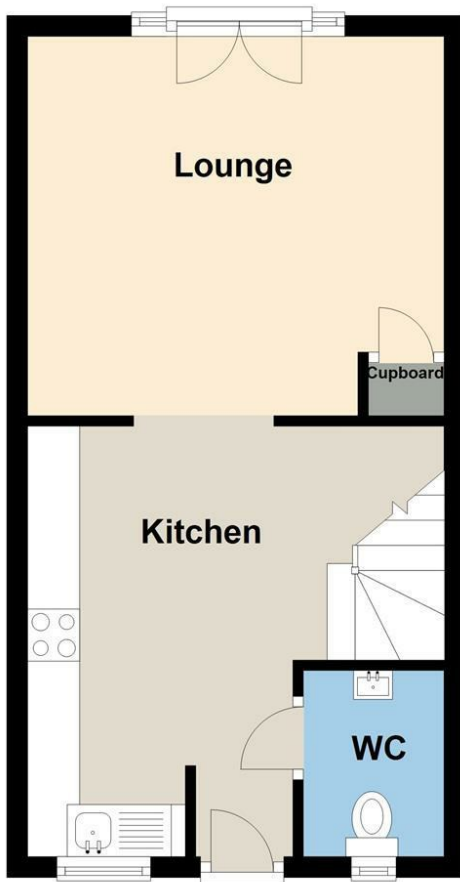


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

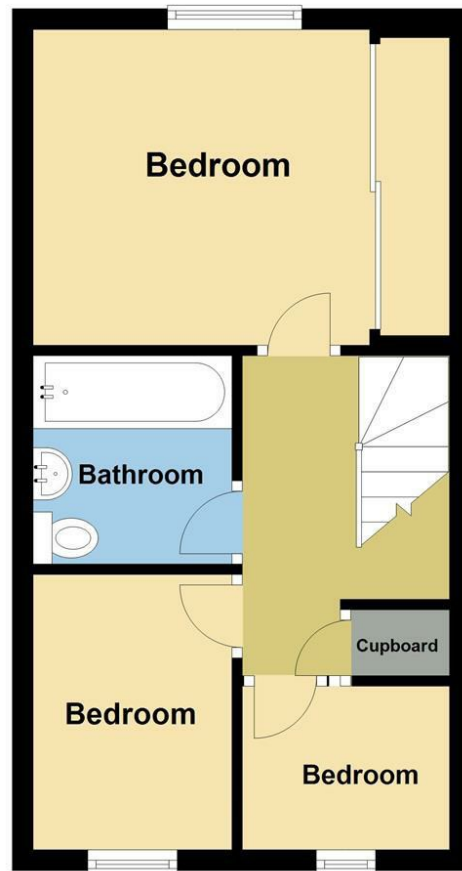
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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