

MAY WHETTER & GROSE

5 KENT AVENUE, CARLYON BAY, PL25 3HH
GUIDE PRICE £450,000



LOCATED IN THE MUCH SOUGHT AFTER COASTAL AREA OF CARLYON BAY, WITHIN A POPULAR RESIDENTIAL CUL-DE-SAC AND OFFERED WITH NO ONWARD CHAIN. A DETACHED FAMILY RESIDENCE SET ON A CORNER PLOT, WITHIN WELL KEPT FORMAL GARDENS HAVING THE ADDED BENEFIT OF A DETACHED DOUBLE GARAGE. THE PROPERTY REQUIRES UPDATING BUT DOES OFFER GREAT SCOPE AND POTENTIAL AND IS WITHIN WALKING DISTANCE OF THE GOLF COURSE AND COASTAL FOOTPATH, BEACHES AND SCHOOLING. SEE AGENTS NOTES. EPC - AWAITED.



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Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, the renowned Edies restaurant and a 4* hotel with two restaurants, Indian and Chinese restaurants. Charlestown is a popular Georgian harbour side village, which can be accessed from a coastal footpath opposite the property, and is situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats and several tall ships, and has been the back drop of several feature films and TV series such as Poldark, Alice in Wonderland, Doctor Who, The Three Musketeers and The Eagle Has Landed, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses.

Directions:

As you approach Carlyon Bay, past Charlestown primary school on your left, carry on towards the beach. Take the third right hand turn which is located just past Edie's Restaurant and AJ's coffee shop. Turn into Kent Avenue and the property will appear on the left hand side. The garage and driveway being situated just beyond the bungalow.

The Accommodation:

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



To the front a paved pathway leads to a covered front entrance with outside courtesy lighting. Obscured glazed door with matching side panel into entrance hall.

Entrance Hall:



Finished with a carpeted flooring. Radiator to the side. Telephone point. Obscured glazed light panel and door through into the main lounge and dining area.

Lounge Area:

14'0" x 14'4" at max (4.29m x 4.39m at max)



Offering a great deal of light from three double glazed windows within the main lounge area, one with radiator beneath. A central focal point of a slate stone fire place surround with tiled hearth and wood mantle display over.



Dining Area:

8'11" x 9'3" (2.73m x 2.83m)



To the side a step up to the dining area where there are two double glazed windows both with radiator beneath and an obscure glazed light panel feeding natural light through to the kitchen area.

Bedroom:

8'9" x 13'7" (2.69m x 4.15m)



Finished with carpeted flooring and having the benefit of double wood doors into deep recessed wardrobe storage. Double glazed window with radiator beneath.

From the entrance hallway a step up to the further inner hallway, where there are double wood doors into additional deep recessed storage and one opposite into airing cupboard with slatted shelving. Access through to the loft. Doors to kitchen/breakfast room area, family bathroom and the two further double bedrooms. Obscure glazed door into Kitchen.

Kitchen:

9'3" x 14'3" at max (2.84m x 4.35m at max)



Thoughtfully designed and laid out incorporating a range of light wood fronted wall and base units. Roll top laminated speckled work surface with tiled splash back. The work surface incorporates the Stoves four ring gas hob with extractor above. Integrated Stoves oven, stainless steel sink and drainer with mixer tap. Finished with a fully tiled wall surround. Radiator and vinyl floor covering. Obscure glazed panelled door to the side and further double glazed window with fitted roller blind. Door into pantry and utility area.

Utility Area:

9'3" x 4'10" (2.83m x 1.48m)



Housing the wall mounted boiler system with obscure glazed window to the front. High level fuse box and shelving plus space for white good appliances.

From the inner hallway, door through into:

Bathroom:

9'0" x 6'7" at max over bath (2.76m x 2.01m at max over bath)



Door with light panel above. Comprising coloured suite of low level WC, hand basin and panelled bath with deep vanity display sill. Wall mounted mirror with pull cord lighting. Extractor. Obscure double glazed window. Finished with a fully tiled wall surround with decorative inserts and tiled flooring. Wall mounted radiator.

Bedroom:

9'1" x 9'8" (2.78m x 2.97m)



Double wood doors into large built in recessed wardrobe storage. Enjoying an outlook over the side garden area from a double glazed window, with radiator beneath. Radiator.

Bedroom:

9'10" x 11'0" (3.00m x 3.36m)



Double glazed window to the rear, with display sill and radiator beneath. Double wood doors into wardrobe storage. Door through into:

En Suite:

7'6" x 4'4" (2.31m x 1.34m)



Finished with a fully tiled surround with decorative border. Curved glazed doors into corner shower cubicle with electric shower. Hand basin and low level WC with hidden cistern and vanity storage beneath. Display sill to the side with mirror and pull cord lighting. Extractor. Obscure double glazed window with roller blind.

Outside:



One of the many fabulous features of this home is its corner plot position set within well kept landscaped gardens. To the front an expanse of open lawn which enjoys sun from midday. Planted borders. Pathway to the side that leads to the front door. The garden sweeps up and around the corner where there is off road parking, which leads to a detached double garage.

Double Garage:



Up and over door offering both power and light.



Steps and hand rail to the side which can also be accessed from the kitchen area. Outside tap. The pathway continues through to a paved courtyard area with some planted borders and a backdrop of fence panelling, offering a good degree of privacy.



Steps lead up on to a further sun terrace patio area with deep planted maturing borders and shrubbery. There is also access to the rear of the garage. High level timber gate to the side. There are numerous seating areas where you can enjoy the sunshine in a good degree of privacy.

Agents Note:



Probate has been applied for but not yet granted. Although a bungalow, internally, the property has a couple of sets of steps inside and within the garden area there are steps as well.

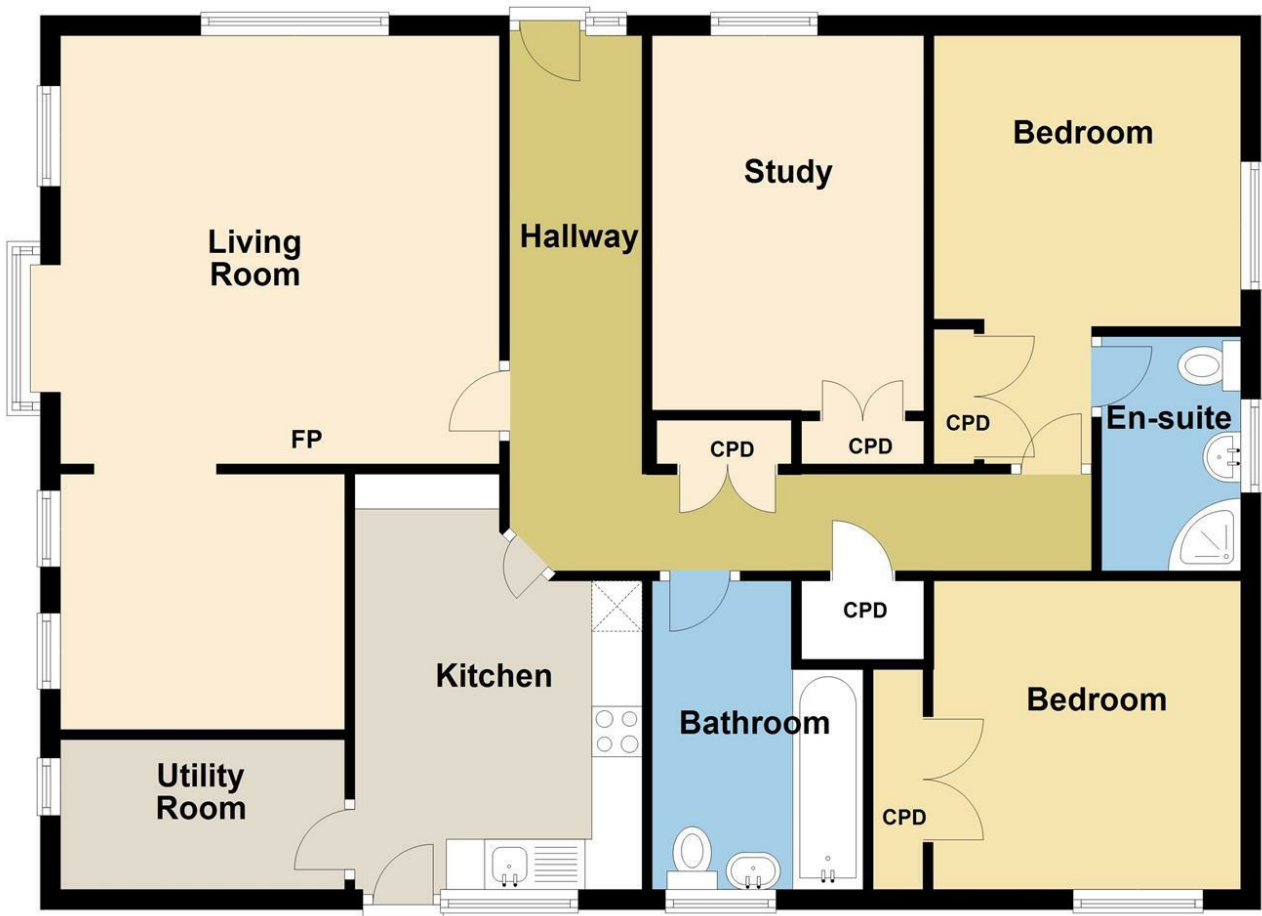
Council Tax: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(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



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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