

MAY WHETTER & GROSE

30 WATERING HILL CLOSE, ST. AUSTELL, PL25 4QS
GUIDE PRICE £225,000



A RECENTLY REFURBISHED, SEMI DETACHED, TWO DOUBLE BEDROOM HOME, IN A TUCKED AWAY POSITION. BEING A SHORT DISTANCE OF ST AUSTELL TOWN CENTRE AND ENJOYING SOME FAR REACHING VIEWS TO THE FRONT AND OVER THE COMMUNAL GREEN. ENCLOSED REAR GARDEN WITH OUTBUILDING. RECENTLY FITTED NEW KITCHEN, UPDATED BATHROOM PLUS CARPETED FLOORING. AGENTS NOTES - THE PROPERTY HAS HAD AN UPDATED CONSUMER UNIT INSTALLED. EPC - C



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St Austell town centre is situated a short walk 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 St Austell town, head up East Hill to the mini roundabout. Head over the roundabout on to Alexandra Road. Past the convenience store on the right hand side, heading down the hill, taking the second right hand turn into Watering Hill Close. Follow the road along and bear around to the right where there is communal parking. The property will be in front of you, a board will be erected for convenience.

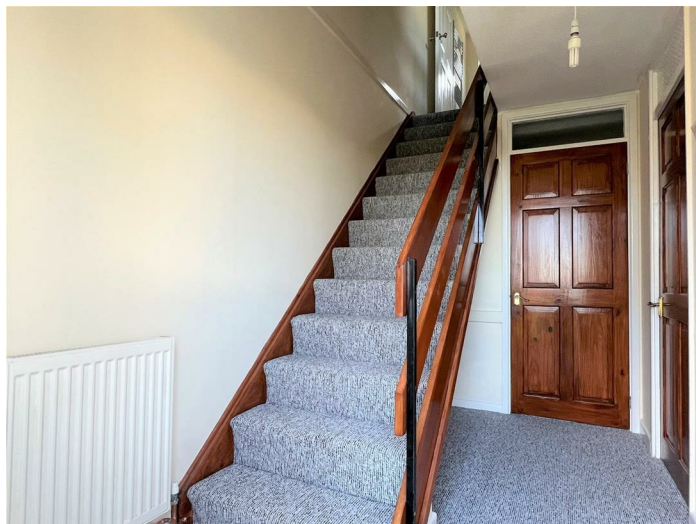
The Accommodation:

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

From the parking, there is a communal pathway to the front door.

Obscure part glazed panelled door with matching side panel into entrance hallway.

Entrance Hallway:



Radiator to the side and carpeted flooring which continues through the main living area and up the stairs. Open under stairs recess where the utilities points can be found. Door into:

Cloakroom/WC:

Comprising low level WC and hand basin. Recessed storage cupboard.

Lounge:

11'7" x 11'8" (3.55m x 3.57m)



Located to the front and enjoying an outlook over the garden and communal area, from a double glazed window. Radiator to side wall. TV point. Wide open arch through to dining area.



Dining Area:

8'11" x 9'8" (2.74m x 2.95m)



Obscure part glazed door and side panel, opening out onto the garden. Radiator to the side. Two double and one single wall mounted electric sockets.

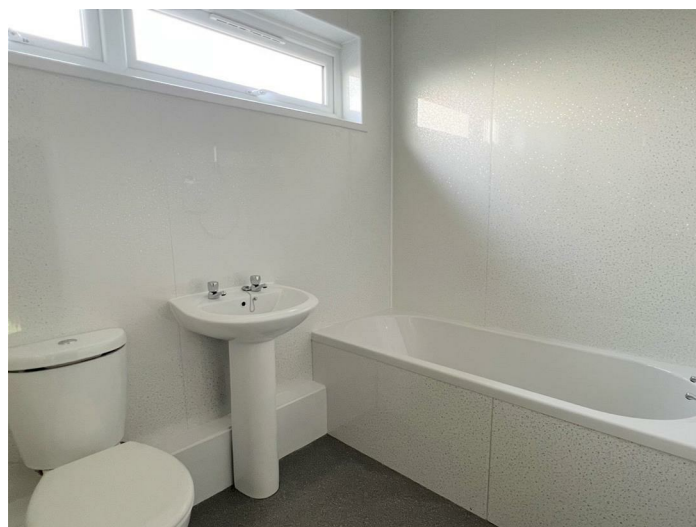
comprises a range of colour fronted wall and base units with white gloss tiled splash back. Roll top laminated work surface incorporating stainless steel sink and drainer with mixer tap. Four ring hob with hidden extractor and integrated oven beneath. Further free standing space and under unit space for white good appliances.



Carpeted stair case to the first floor landing. Access to the loft. Double doors into deep recessed storage.

Bathroom:

7'8" x (2.34m x)



Comprising white suite low level WC, hand basin and bath with electric shower over. Finished with panelled surround. High level obscure double glazed window. Ceiling mounted extractor fan. Chrome heated ladder towel rail.

Kitchen:

7'8" x 8'6" (2.35m x 2.60m)



Large double glazed window to rear. The kitchen itself

Bedroom:

11'5" x 9'9" (3.50m x 2.99m)



Located to the rear. Large double glazed window with deep display sill and radiator beneath. Three double plug sockets. TV aerial point.

Bedroom:

14'7" x 9'9" at maximum (4.45m x 2.98m at maximum)



Located to the front and enjoying the far reaching views and over the communal areas from a large double glazed window with radiator beneath. Also benefitting from three double plug sockets. TV point.

Airing Cupboard:

Housing the boiler system.

External:

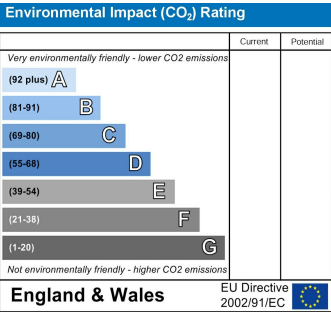
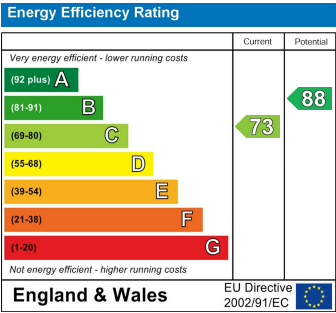
To the front there is communal parking and communal green areas. This area is maintained by the local Council. To the front is your own lawned area.



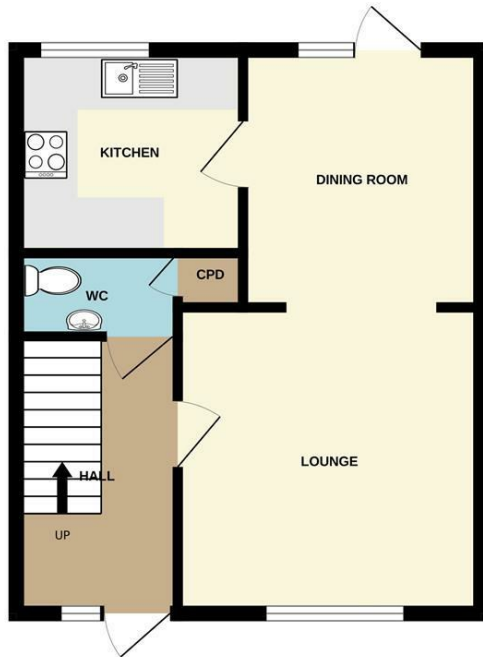
To the rear the garden can be accessed from the kitchen area or side path. Enclosed by wood fence panelling, natural hedging and there is a lockable door into outbuilding. The outbuilding benefits from power and high level window to the side. The main garden area is laid to lawn.

Council Tax: A**Agents Notes:**

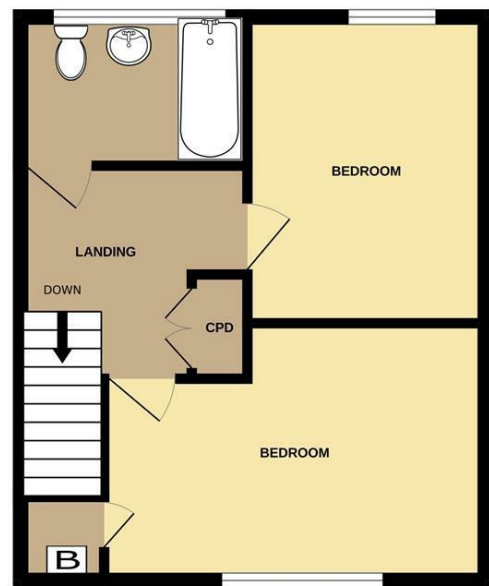
There is no allocated parking but communal parking is available.



GROUND FLOOR



1ST FLOOR



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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