



**MAY WHETTER & GROSE**

**4 MINTON CLOSE, HOLMBUSH, CORNWALL PL25 3JF**  
**GUIDE PRICE £215,000**



A WELL SITUATED CHAIN FREE SEMI-DETACHED BUNGALOW, IN NEED OF REFURBISHMENT, OCCUPYING A CONVENIENT NO THROUGH ROAD SETTING WITHIN CLOSE REACH OF AMENITIES. FURTHER BENEFITS INCLUDE TWO BEDROOMS, GARAGE AND OFF ROAD PARKING, GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE POTENTIAL AND LOCATION. EPC - D



## Location

Situated in convenient location for the Holmbush complex, providing a Tesco supermarket, bakery and takeaways. The recently regenerated St Austell town centre is within 2 miles 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 head out onto the A390 and towards the Holmbush and Tescos area. At the traffic lights just before Tesco, turn left onto Daniels Lane. With the complex of shops located on your left, continue up, straight over the roundabout. Take the next left into Wheildon Road and follow this along for approximately 150 yards turning right onto Minton Close. As you come up hill follow the road around to the right towards the end of the no through road. The property is located on the right hand side of the road. Parking is available on the drive located to the left hand side of the property.

## Accommodation

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

Upvc double glazed door with upper obscure glazing allows external access into entrance hall.

## Entrance Hall

8'2" x 11'0" - max (2.50 x 3.36 - max)



Doors off to lounge/diner, kitchen, bedrooms one, two and family bathroom. Double doors open to provide access to a useful in-built storage recess offering slatted storage facilities and also housing the mains gas point and electric meters with further high level

storage above. Wood effect flooring. Radiator. Loft access hatch. Textured ceiling.

## Lounge/Diner

20'2" x 9'10" (6.17 x 3.01)



A lovely twin aspect room with Upvc double glazed window to front elevation with the lower section in the form of a sealed glazed unit and further Upvc double glazed sliding patio doors to rear elevation with full length panel to left hand side. Opening through to kitchen. Mains gas fire set within decorative slate backing with matching hearth and wooden mantle. Television aerial point. Textured ceiling. Part textured walls.





### Kitchen

10'5" x 7'6" - max (3.20 x 2.31 - max)



Either accessed from the lounge/diner or via the entrance hall. Upvc double glazed door to rear elevation with lower obscure glazing allowing access through to rear access/utility with double glazed window to right hand side of door. Matching wall and base kitchen units. Space for additional kitchen appliances with the space for cooker with a capped gas point. Steel splashback and extractor hood over. Roll top work surfaces, composite one and half bowl sink with matching draining board with central mixer tap. Part tiled walls. Wood effect laminate flooring. Textured ceiling. The kitchen would benefit from modernisation. Agents Note: Some of the power points have inset USB charging points.



### Rear Access

7'1" x 4'3" (2.18 x 1.31)

Upvc double glazed door to left hand side elevation providing access to the enclosed rear garden. The remainder of the left rear and right elevations are in the form of sealed glazed units with opening windows to the top section. Power and plumbing for washing machine. Upvc clad ceiling.

### Bathroom

6'7" x 6'7" - max (2.01 x 2.01 - max)



Upvc double glazed window to front elevation with obscure glazing. Three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap, P-shape panel enclosed bath with central mixer tap with fitted shower attachment and curved shower screen. Tiled walls. Wood clad ceiling. Heated towel rail. Electric plug in shaver point.

### Bedroom Two

8'0" x 9'8" (2.44 x 2.95)



Upvc double glazed window to front elevation. Radiator. Carpeted flooring. Open fronted storage recess housing the mains gas fired Baxi central heating boiler with further slatted storage options in-built.

**Bedroom One**  
11'10" x 10'1" (3.62 x 3.09)



Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Carpeted flooring. Textured ceiling.

**Outside**  
Conveniently located off of a no through road to the front the garden, laid mainly to lawn with steps leading down providing access to the front door. Immediately to the front of the bungalow is a walkway of granite chippings, to the left hand side of the bungalow is the drive offering off road parking and providing access to the garage.

**Garage**  
15'11" 7'11" (4.87 2.43)



Metal up and over garage door. The garage benefits from the addition of light and power with Upvc double glazed window to rear elevation with obscure glazing.

The rear garden is laid mainly to lawn with wood fencing to right, left and rear elevations. An elevated patio flows off of the rear access/utility complete with outdoor tap. To the left hand side of the garden is an area of granite chippings which flows down the left hand side of the property providing ease of access.

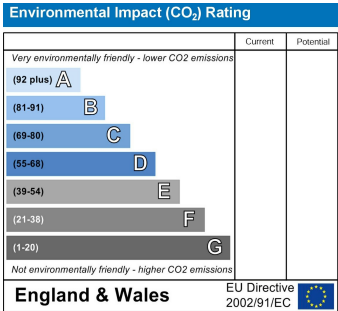
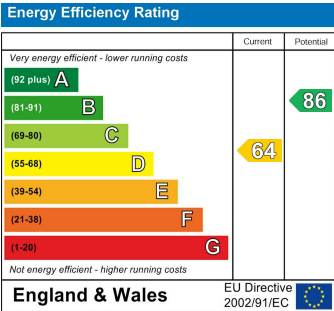
The remainder of the rear garden is laid to lawn with a further patio tucked away in the far right hand corner, with a number of evergreen plants and shrubs.

**Council Tax Band - C**

**Broadband and Mobile Coverage**  
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

**Services**  
None of the services, systems or appliances at the property have been tested by the Agents.

**Viewings**  
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ  
Tel: 01726 73501 Email: sales@maywhetter.co.uk











**GROUND FLOOR**  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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