



**MAY WHETTER & GROSE**

## **9 LANDREATH PLACE MIDDLEWAY, PAR, PL24 2JX OFFERS IN EXCESS OF £210,000**



**\*\* VIDEO TOUR AVAILABLE ON REQUEST \*\***

A WELL POSITIONED SEMI DETACHED HOUSE BOASTING FOUR BEDROOMS WITH GARAGE AND AMPLE OFF ROAD PARKING. THE PROPERTY OCCUPIES A SPACIOUS PLOT ON A NO THROUGH ROAD WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES. THE PROPERTY BOASTS AMPLE IN BUILT STORAGE AND IS WITHIN A POPULAR RESIDENTIAL AREA. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL SERVICED PROPERTY.

EPC: D



## Directions

From St Austell head out on to the A390, at Holmbush carry straight on past the Britannia Inn and Waves Restaurant on the right hand side. Follow the road up the hill, past the Petrol Station and the Four Lords Pub on the right hand side heading down Doubletrees, past Doubletrees School on your right and on the left hand bend turn right onto Middleway. Follow the road down with the Cricket Club on your right. The property is located on the left hand side of the road. opposite the entrance to the cricket pitch.

## Accommodation

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

### Entrance Porch

6'4" x 3'2" (1.94m x 0.99m)

Upvc double glazed patio doors with full length inset glazed panelling allows external access into entrance porch. A further Upvc double glazed door into entrance hall with inset leaded stain glass detailing. Carpeted flooring.

### Entrance Hall

12'11" x 2'10" max (3.95m x 0.87m max)

Carpeted flooring and stairs to first floor. Radiator. Textured ceiling. Door through to lounge diner.

### Lounge Diner

18'11" x 12'8" (5.79m x 3.87m)



Upvc double glazed window to front elevation. Double doors through to kitchen diner. Door opens to provide access to a useful inbuilt storage void offering tremendous shelved storage facilities. A further door opens to provide access to the under stairs storage void. This room was previously two rooms which have been opened to create one larger entertaining space. The rear of the room lends itself well to a separate dining area. Radiators to lounge and dining area. Telephone point. Television aerial point. Carpeted flooring. Wall mounted Hive thermostat heating controls.



## Kitchen

13'10" x 9'3" (4.23m x 2.83m)



Upvc double glazed door to rear elevation with upper obscure glazing. Two further Upvc double glazed windows to rear elevation overlooking the spacious and enclosed rear garden. Door through to utility. Wood effect laminate flooring. Matching base and wall pine colour kitchen units. Roll top work surfaces. Stainless steel sink with matching draining board and central mixer tap. Tiled walls to water sensitive areas. Space for dishwasher and additional kitchen appliances. Fitted four ring mains gas hob with large fitted extractor over. Part tiled walls. Space for dining table. Radiator.



### Utility

8'7" x 9'4" (2.62m x 2.86m)



Upvc double glazed door to rear elevation allowing access to the spacious rear garden with aluminium frame double glazed window to side. Door through to WC and a further door to integral garage. Tile effect vinyl flooring. Roll top work surfaces. Kitchen wall units. Space for washing machine and tumble dryer and additional chest freezer.

### WC

5'8" x 2'7" (1.75m x 0.81m)

Aluminium frame double glazed window to rear elevation with obscure glazing. Low level flush WC with dual flush technology. Radiator. Tile effect vinyl flooring. Textured walls.

### Garage

19'7" x 8'8" (5.99m x 2.65m)

Metal up and over garage door. Textured ceiling. Light and power. A fantastic storage space which is ripe for conversion should additional integral living space be required (subject to the relevant permissions).

### Landing

11'6" x 4'0" (3.53m x 1.23m)

Doors off to Bedroom one, two, three, four and shower. Carpeted flooring. Textured ceiling. Loft access hatch.

### Bedroom Three

8'5" x 9'8" (2.59m x 2.95m )



Upvc double glazed window to front elevation. Enjoying a pleasant outlook over the spacious parking area and in turn cricket field opposite the property. Carpeted flooring. Radiator.

### Bedroom One

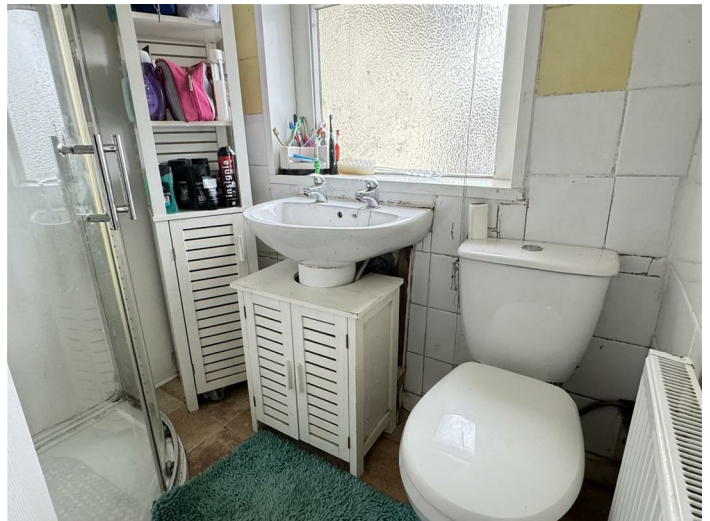
14'10" x 8'5" max (4.53m x 2.59m max)



Aluminium frame double glazed window to rear elevation overlooking the spacious rear garden. Radiator. Carpeted flooring. Door to inbuilt storage void offering tremendous storage facilities.

### Shower

5'8" x 5'8" max (1.74m x 1.74m max)



Upvc double glazed window to rear elevation with

obscure glazing. Matching three piece white shower suite comprising low level flush WC with dual flush technology, ceramic hand wash basin and fitted shower enclosure with glass shower door and wall mounted shower. Water resistant cladding. Part tiled walls. Tile effect vinyl flooring. Radiator. Wall mounted electric heater. Wood clad ceiling.

**Bedroom Four**  
9'0" x 8'3" max (2.76m x 2.53m max)



Upvc double glazed window to rear elevation over looking the spacious rear garden. Carpeted flooring. Radiator. To the right hand of the room is a fitted storage container housing the mains gas fired central heating boiler.

**Bedroom Two**  
12'8" x 9'7" (3.87m x 2.93m)



Upvc double glazed window to front elevation overlooking the spacious parking area and cricket field directly opposite the property. Carpeted flooring. Radiator. Door opens to provide access to over stairs storage void offering shelved storage facilities.

**External Description**

Accessed off a convenient no through road and located directly opposite the cricket pitch. To the front, the property offers off road parking for numerous vehicles. The boundaries are clearly defined with low level block wall to right and left elevations. The properties garage is also accessed via the left hand side of the property.

**Rear Garden**

The rear garden can either be accessed via the

kitchen diner or the utility area and initially laid to a paved patio directly to the rear of the property. With elevated decking to left hand side and summerhouse. To the right hand side there is a useful external outbuilding with metal shed to the right hand side and additional outbuildings to the lower section of the rear garden. Predominately laid to lawn and well enclosed with wood fencing to the right and rear. A high level rendered block wall to the left hand side giving a good degree of privacy.

**Council Tax Band: B**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B		82	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

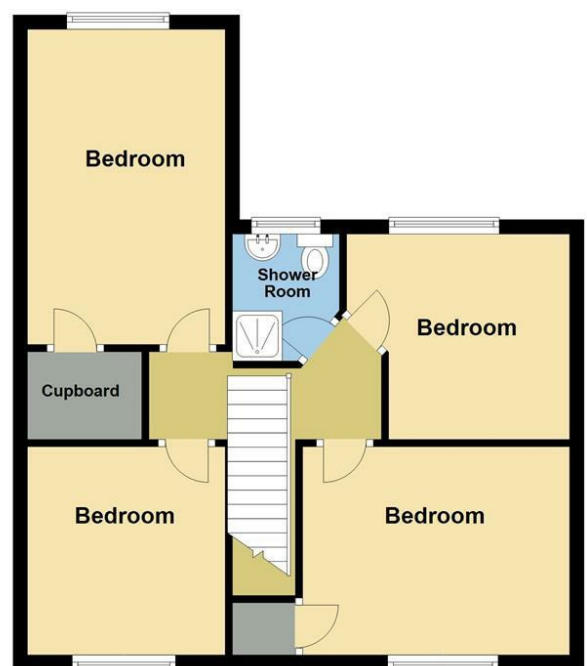
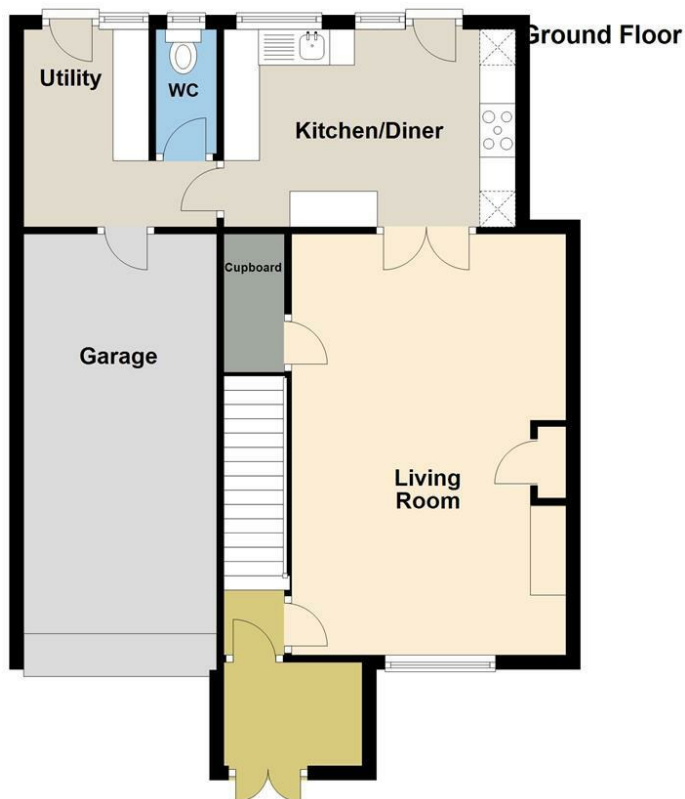








First Floor



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