



MAY WHETTER & GROSE

**59 ST. PIRANS CLOSE, ST. AUSTELL, PL25 3TF
OFFERS IN EXCESS OF £280,000**



A SIMPLY STUNNING SEMI DETACHED THREE DOUBLE BEDROOM HOUSE WITH GARAGE AND OFF ROAD PARKING, LOCATED AT THE VERY END OF A NO THROUGH ROAD. THE WELL PRESENTED PROPERTY ALSO BENEFITS FROM GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING THROUGHOUT AND IS PRESENTED IN AN IMMACULATE CONDITION. EPC - D



Within walking distance of the property there is a Tesco Express, restaurant, a butchers, Post Office and convenience store. The recently regenerated St Austell town centre is situated approximately 2 miles 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 head up and out along Tregonissey Road, past Poltair school, to the traffic lights at the end. Carry on straight across the traffic lights, past the old Carclaze School. At the mini roundabout, turn right and head down the hill, taking the next right into St Pirans Close. The property can be located toward the end of the road situated at the bottom of a quiet cul-de-sac located in the last turning on the left.

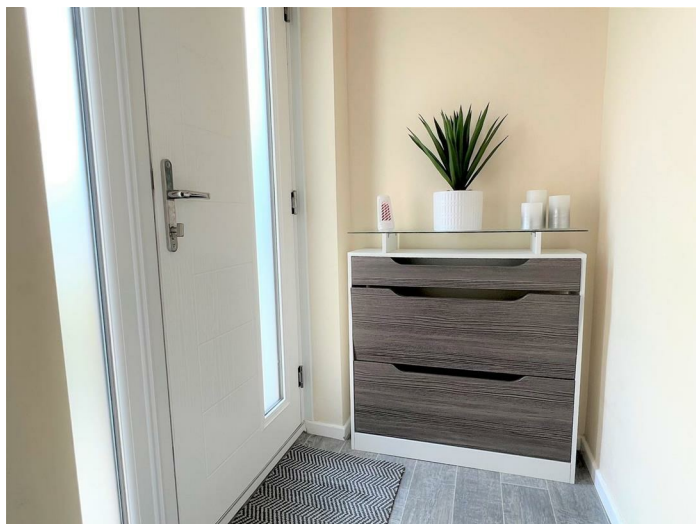
Accommodation:

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

Upvc double glazed door with twin pattern obscure glazing allows external access into entrance porch.

Entrance Porch:

5'8" x 3'4" (1.75m x 1.04m)



Recently modern composite door with side panel. Wood effect laminate flooring. Hard wood door with multi inset glazing detailing allows access to lounge/diner. Textured ceiling.

Lounge/Diner:

25'4" x 10'9" (7.74m x 3.28m)
(maximum measurement)

A well lit twin aspect room with Upvc double glazed

windows to front and rear elevations. Focal mains gas fire set within chimney recess with brick fronting, slate sill and mantle. Carpeted flooring to lounge area and coloured wood effect flooring to dining area. Two radiators. Television aerial point. BT Openreach telephone point. Textured ceiling. Door through to hall. Door to kitchen.



Kitchen/Breakfast Room:

14'10" x 10'7" (4.53m x 3.23m)



Updated kitchen/breakfast room with Upvc double glazed patio door to rear elevation with full length sealed glazing and further sealed unit to right and left hand side with additional Upvc double glazed window to right hand side, all combining to provide tremendous natural light. Updated matching wall and base kitchen units fitted with soft close technology and benefiting from intelligent storage. Roll top worksurfaces with matching splashback. Space for electric cooker with fitted extractor hood above. Space for fridge freezer and slimline dishwasher. One and a half bowl sink with matching draining board with central mixer tap. Tiled walls to water sensitive areas. Radiator. Agents note: some of the power points offer USB charging points inset. Wood effect vinyl flooring. Space for occasional dining table.



Hallway:

6'3" x 7'11" (1.92m x 2.42m)

Carpeted flooring. Carpeted stairs to first floor. Radiator. Opening allowing access to under stairs storage area. Door to garage.

Garage Access:

3'6" x 2'9" (1.08m x 0.84m)

Door to WC. Door to garage. Carpeted flooring.

WC:

3'1" x 4'5" (0.96m x 1.37m)

Low level flush WC with dual flush technology. Ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below. Tiled walls to water sensitive areas. Fitted extractor fan. Vinyl flooring. To the rear of this room a door opens to provide access to the updated mains fuse box.

Garage:

13'8" x 7'10" (4.19m x 2.40m)

Electric roller garage door to front. Light and power. The mains gas central heating boiler is located to the left hand wall. The current owners use the rear of the garage to house the washing machine, tumble dryer and additional chest freezer. Roll top worksurface set to the rear of the garage.

First Floor Landing:

9'3" x 10'2" (2.82m x 3.11m)



Doors off to all three double bedrooms, and family bathroom. Carpeted flooring. Additional door provides access to airing cupboard housing the hot water tank. Loft access hatch. Textured ceiling.

Bedroom Two:

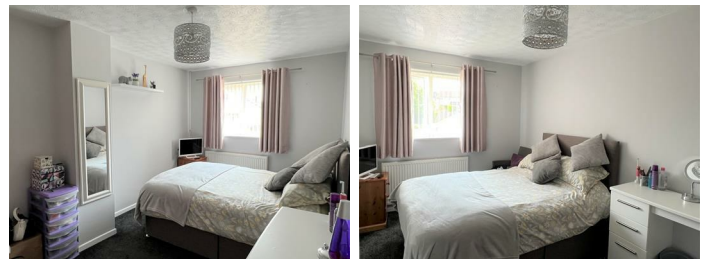
10'9" x 10'3" (3.30m x 3.13m)



Upvc double glazed window to front elevation. Carpeted flooring. Textured ceiling. Radiator. In built twin wardrobes offering tremendous storage options with further high level storage set above.

Bedroom One:

15'2" x 8'7" (4.64m x 2.64m)



Upvc double glazed window to front elevation. Carpeted flooring. Textured ceiling. Radiator.

Bedroom Three:

8'7" x 9'11" (2.63m x 3.04m)

Upvc double glazed window to rear elevation enjoying a pleasant outlook over the enclosed rear garden and copse located to the rear of the property. Radiator. Carpeted flooring. Some of the power points in this room have USB charging points. Textured ceiling. This room benefits from a useful storage recess.

Bathroom:

7'8" x 7'8" (2.36m x 2.35m)



A well appointed bathroom with two Upvc double glazed windows to rear elevation both with obscure

glazing. Matching three peice white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below and panel enclosed bath with wall mounted electric shower over and glass shower screen. Tiled walls to water sensitive areas. Vinyl flooring. Radiator. Fitted extractor fan. Electric plug in shaver point.



Outside:



Located at the very end of the no through road. To the front, the property enjoys off road parking for two vehicles, one in front of the garage and one on chippings to the right hand side of the drive. The front garden is laid for ease of maintenance in the form of chippings with a coloured wooden gate to the right hand side providing access to the enclosed rear garden.

Either accessed via the right hand side access gate or off the kitchen/breakfast room is the enclosed rear garden, predominantly laid to lawn and well enclosed with wood fencing to right, left and rear elevations. A paved patio flows directly off the kitchen/breakfast room with paved walkway flowing around the rear of the property providing access to the side walkway. There is also a useful generous wooden shed located to the right hand side, which is negotiable. Further hardstanding area to the right hand corner.

Agents Note:

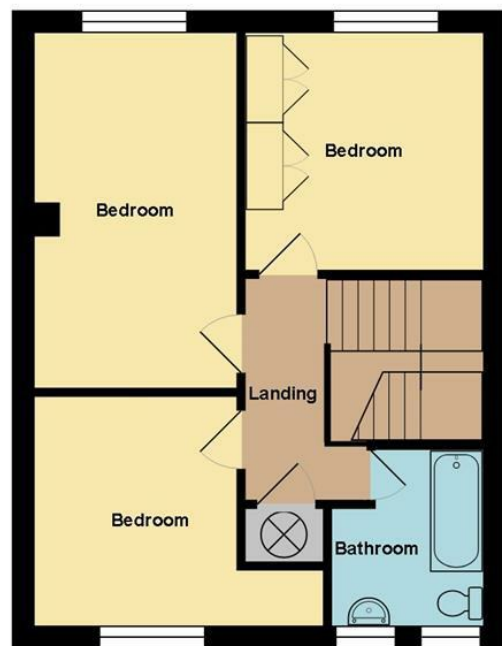
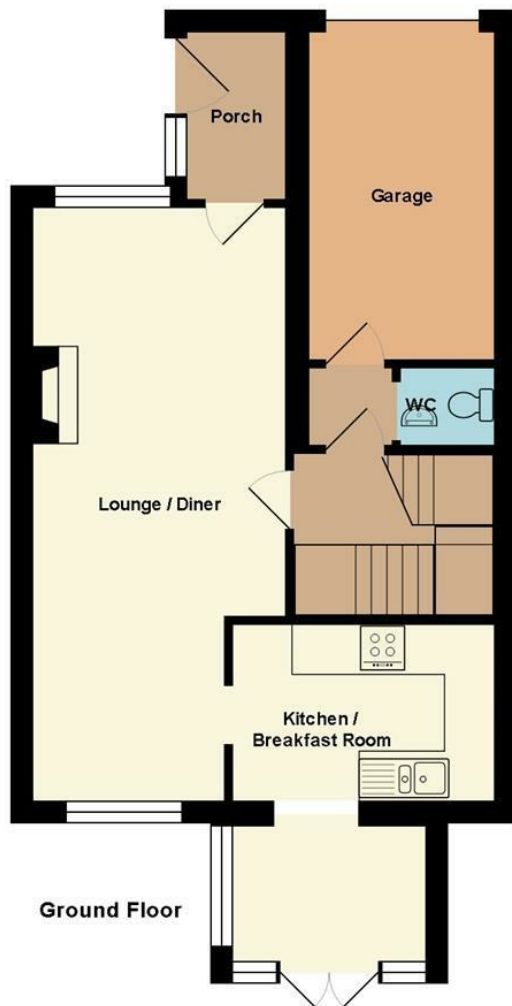
In accordance with Section 21 of the Estate Agent Act

1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a close relative of a member of staff of May Whetter & Grose.
The garden shed is negotiable.

Council Tax - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	
		67	80

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	



First Floor

All measurements are approximate and for display purposes only.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

