

MAY WHETTER & GROSE

35 SOUTHBOURNE ROAD, ST. AUSTELL, PL25 4RU
GUIDE PRICE £325,000



A WELL PROPORTIONED SEMI DETACHED DORMER BUNGALOW WITH THREE DOUBLE BEDROOMS AND TWO RECEPTION ROOMS. FURTHER BENEFITS INCLUDE A GARAGE AND OFF ROAD PARKING ACCESSED OFF PENSYLVA. THE PROPERTY OFFERS DELIGHTFUL ELEVATED VIEWS TO THE FRONT OVER OPEN COUNTRYSIDE BEYOND THE PROPERTY, DOUBLE GLAZING AND MAINS GAS CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED PROPERTY CLOSE TO THE TOWN CENTRE AND AMENITIES. EPC - AWAITED



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Location:

St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket. There is a mainline railway station and leisure centre together with primary and secondary schools. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 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 onto South Street to the roundabout turning left onto Trevanion Road. Follow the road up and along to the traffic light junction, the property is located on the left hand side after the traffic lights set back off the road.

Accommodation

Upvc double glazed door with upper glazed panel allows external access into front sun room.

Front Sun Room

17'3" x 8'11" (5.28 x 2.73)



The remainder of the front elevation in the form of sealed glazed units offer a great deal of natural light. Part Upvc double glazed roof. Aluminium frame double glazed doors provide access to second lounge and door through to inner hall. Tiled flooring. Textured walls. Radiator. This area benefits from the addition of power.

Inner Hall

19'6" x 8'3" - maximum (5.95 x 2.53 - maximum)



Door provides access to this area with upper stippled glazing. Carpeted flooring. Doors off to Lounge, Bedroom One, Shower Room and Lounge/Diner. Textured ceiling. Radiator. BT Openreach telephone point. Twin doors open to provide access to a useful in-built storage void offering shelved storage options with further high level storage above. Carpeted stairs to first floor with door providing access to under stair storage.

Lounge

12'11" x 12'6" (3.95 x 3.83)



Aluminium frame double glazed sliding doors provide access through to the front Sun Room. Focal open fireplace with slate backing, slate hearth and wooden mantle with deep display sills to either side. Carpeted flooring. Radiator. Textured ceiling.

Bedroom One

12'5" x 11'0" (3.81 x 3.37)



Upvc double glazed window to rear elevation overlooking the established rear garden. Carpeted flooring. Radiator. Textured ceiling. Fitted six door

wardrobe. Mains gas fired central heating boiler is located within one of the in-built wardrobes which is externally vented via the rear elevation wall.

Shower Room

8'4" x 5'11" (2.55 x 1.81)



Upvc double glazed windows to rear elevation with obscure glazing. Matching three piece white shower suite comprising Low Level Flush WC, ceramic hand wash basin and open shower cubicle with wall mounted disabled friendly shower. Non slip flooring. Tiled walls to water sensitive areas. Radiator. Wood panel ceiling.

Lounge/Diner

25'2" x 12'11" (7.68 x 3.94)



A lovely double aspect room with aluminium frame double glazed windows to front elevation and Upvc double glazed window to side elevation. Bespoke window seat in the front bay, a delightful seating area. Two radiators. Mains gas fire set within decorative wooden surround with tile backing and matching tile mantle. Carpeted flooring. Textured ceiling. Textured walls. Door through to Kitchen. Space for dining table.

Kitchen

10'9" x 9'9" (3.29 x 2.98)



Upvc double glazed door to side elevation with upper and lower obscure glazing. Two Upvc double glazed windows to rear elevation overlooking the established and enclosed rear garden. Matching wall and base wooden kitchen units. Square edged work surfaces with marble effect tops. Stainless steel one and a half bowl sink with matching draining board and central mixer tap. Space for gas hob/cooker with fitted extractor hood above. Tiled walls to water sensitive areas. Space for fridge/freezer. Space for washing machine. Textured ceiling.

Landing

11'4" x 2'10" - max which includes stairs (3.47 x 0.88 - max which includes stairs)

Doors off to double bedrooms two and three. Textured ceiling. A wood frame double glazed velux window provides natural light over the stairs.

Bedroom Two

11'6" x 20'11" - maximum (3.53 x 6.40 - maximum)



Upvc double glazed window to front elevation with triangular sealed glazed unit to right hand side combine to provide a great deal of natural light and

offer breathtaking views over open countryside located opposite the front of the property. Carpeted flooring. Radiator. Door provides access to in-built eaves storage. Additional door opens to the rear of the room to offer access to additional rear eaves storage. To the left hand side a door opens to provide access to generous shelved in-built storage. Further door provides access to En-Suite WC. Textured ceiling. Textured walls. Focal cast iron fireplace.

En-Suite WC

6'3" x 3'11" - maximum (1.92 x 1.20 - maximum)



Low Level Flush WC and hand wash basin with in-built storage below. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Textured walls. Textured ceiling.

Bedroom Three

20'5" x 11'7" (6.23 x 3.55)



Upvc double glazed window to front elevation with triangular sealed glazed unit to left hand side offering truly delightful elevated views over the surrounding area with in-built window seat in front. Carpeted flooring. Radiator. Door provides access to eaves storage area to the front and door to the rear provides access to in-built storage void. Textured ceiling, Textured walls. Loft Access Hatch.

Outside



Accessed off Southbourne Road to the front a metal gate provides external access to a hardstanding walkway which flows up the front garden providing access to the front Sun Room. To the right and left hand side of the walkway there are established evergreen plants and shrubbery framing the walkway.

To the left hand side, at the top there is a sunken pond with a hardstanding area flowing across the front of the property. This then continues around to the right hand side with a manageable area of lawn located to the front. Again well shielded with an array of established plants and shrubbery. The hardstanding walkway flows around the right hand side of the property providing access to the rear garden.

To the right hand side of the right hand walkway there is an elevated planting bed again well stocked with an array of planting.



To the rear of the property the hardstanding walkway flows across the rear and gives access to two outdoor taps. The rear walkway is enclosed with a raised retaining wall with steps to the right hand side leading up to the elevated and enclosed rear garden.

At the top of the steps a hardstanding walkway flows up to the rear parking area with a established pergola to the right hand side over an area of patio. To the left hand side opposite the grass there is a further area of paved patio. Above this is the greenhouse for the

property with an additional parcel of lawn to the right hand side complete with paved patio to the right hand side. The boundaries are clearly defined with block walls to the right hand side and wood fencing to the left.



At the top of the hardstanding walkway a wooden gate opens to provide access to the parking area and also provides access to the garage. There is a wooden shed with further parking bay to the side and a washing line with drying area located to the top. This area would house a number of vehicles off road and also provide access to the garage.

Garage

15'1" x 9'3" (4.61 x 2.83)



With metal up and over garage door. Light and Power.

Agents Note

The garage and parking area are accessed off Pensylva, driving up Pensylva this is located to the right hand side at the very end of the no through road.

Council Tax Band - 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	

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



First Floor



35 southbourne road

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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