



**MAY WHETTER & GROSE**

**15 ORCHARD GROVE, ST. AUSTELL, PL25 5TW**  
**OFFERS IN EXCESS OF £150,000**



OFFERED WITH NO ONWARD CHAIN LOCATED IN A TUCKED AWAY CUL DE SAC AWAY POSITION, BUT CONVENIENTLY PLACED A SHORT DISTANCE FROM THE TOWN CENTRE AND THE GOVER VALLEY AND CLAY WALKING TRAILS IS THIS TWO DOUBLE BEDROOM HOME WHICH REQUIRES FULL REFURBISHMENT THROUGHOUT. OFFERING HUGE SCOPE AND POTENTIAL WITH THE WONDERFUL BENEFIT OF A LARGE GARDEN TO THE SIDE WHICH WRAPS AROUND AND THE ADDITION OF A CONSERVATORY.

EPC - C

\*SEE AGENTS NOTES\*





## Location

St Austell town centre is situated within easy reach and offers shopping, educational and recreational facilities. There is a mainline railway station. 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 down Truro Road, at the traffic lights turn right into the Gover Valley. Past the retail park on the left hand side, taking the next right turn onto Grove Road. Follow the road approximately 3/4 of the way up and just past the Fish and Chip shop on the right is a turning left signposted Waters Edge Close and Orchard Grove. Turn left and head along approximately 200 yards and you will enter Orchard Grove and the property will be on the right hand side. A board will be erected for convenience.

## Accommodation

From the paved parking area, a pathway leads to a part obscure double glazed panel door with outside courtesy lighting. Leading into entrance porch. Six panel door through into the main lounge area.

## Main Lounge Area

12'9" x 12'11" - max (3.89 x 3.96 - max)



Carpeted stairs to first floor. Large double glazed window to front with electric heater to the side. Central focal point of free standing heater with fireplace and mantle surround. Beneath the stairs a door opens through into storage cupboard.



## Kitchen/Diner

13'1" x 12'11" - max (3.99 x 3.96 - max)



Located to the rear of the property. Wood effect fronted wall and base units complimented with roll top laminated work surface and tiled splashback. The work surface incorporates four ring electric hob with extractor and eye level oven to the side. Stainless steel sink and drainer with mixer tap. Further under unit space with plumbing for white good appliances. Recessed lighting. Glazed windows and part glazed door into the conservatory.





### Conservatory

10'2" x 9'6" - max (3.10 x 2.92 - max)



A bank of double glazed windows with polythrene roof and double doors opening out onto the large garden area. Power socket and electric heater.

From the carpeted staircase the first floor landing with six panel doors into both bedrooms, bathroom and access through to the loft.

### Bedroom

8'5" x 12'10" - max (2.59 x 3.92 - max)



Double glazed window to the rear. Television aerial point. Electric heater.

### Bathroom

6'7" x 5'9" (2.01 x 1.76 )



Comprising suite of low level WC, hand basin and panelled bath with electric shower over with part tiled wall surround. Wall mounted extractor fan. Obscure double glazed window. Recessed lighting and pull cord electric heater.



## Bedroom

8'11" x 9'6" (2.73 x 2.92)



Located to the front with a large double glazed window with electric heater to the side. Door into large airing cupboard housing the water cylinder. Door into over stairs storage wardrobe area.

## Outside



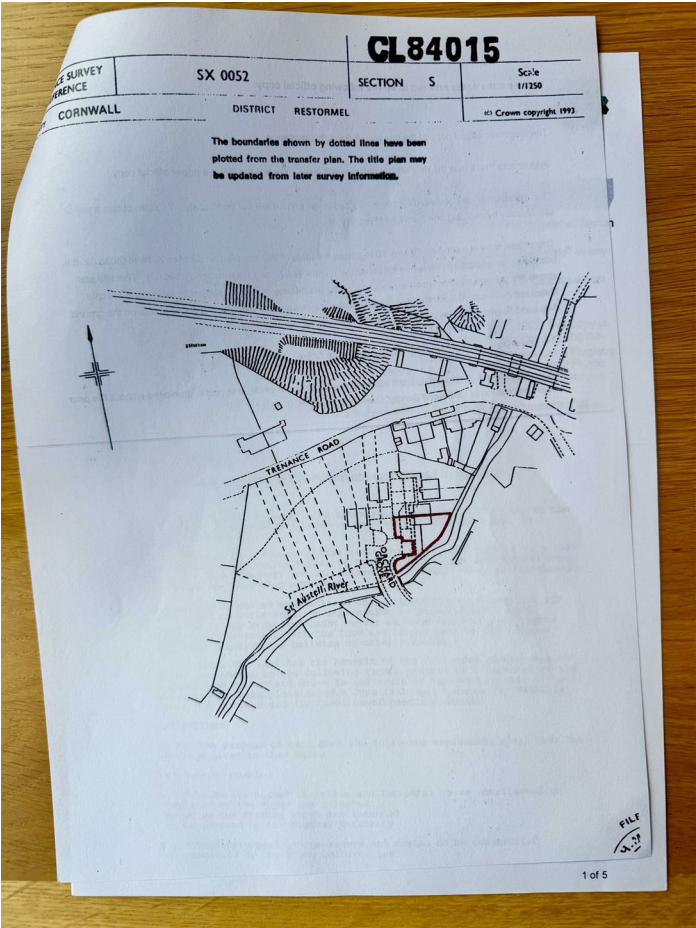
A wonderful selling point of this property is its position, offering a large garden area to the side which is accessed via double wood gates. The front garden is low maintenance with granite stone and pebbled chippings.

To rear which can also be accessed from the conservatory offers huge scope and potential for a keen gardener with the backdrop of historic White River behind.





TITLE PLAN



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - B

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

Agents Notes

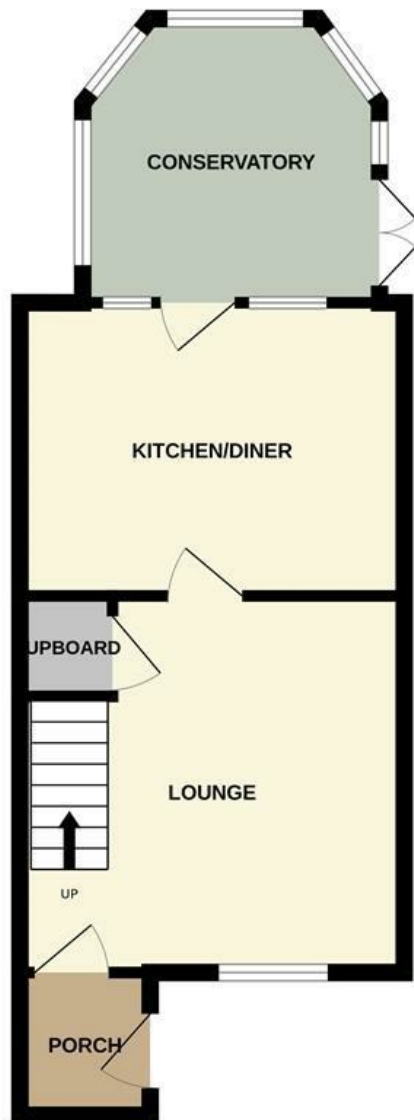
To the outside edge of the boundaries we believe the trees have Tree Preservation Orders on them. We understand in 2006 there was planning permission granted for an extension to the side.



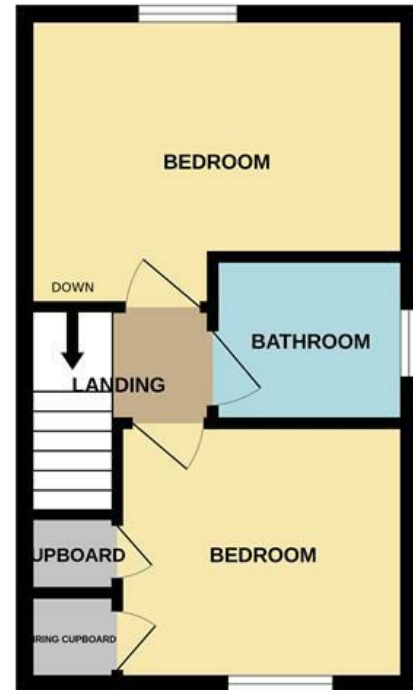




GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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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