

MAY WHETTER & GROSE

64 HALLANE ROAD, ST. AUSTELL, PL25 3EL
GUIDE PRICE £225,000



A FANTASTIC OPPORTUNITY TO PURCHASE A CHAIN FREE SEMI DETACHED HOUSE WITH THREE BEDROOMS, TWO RECEPTIONS AND SEA VIEWS FROM THE FIRST FLOOR AT THE FRONT. FURTHER BENEFITS INCLUDE ENCLOSED GARDEN, GARAGE AND OFF ROAD PARKING. A FANTASTIC FAMILY HOME OR INVESTMENT OPPORTUNITY. EPC - C



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Boscoppa is in an area close to local junior and Secondary schools which are within walking distance of the property. The recently regenerated St Austell town centre is within 1 ½ miles and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. A secondary education college is located on the outskirts of the town. 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:

There are numerous ways to get to the property, but the property is situated in Hallane Road which is located off Menear Road. As you turn into Hallane Road come down past the childrens play park on your left hand side and carry onto the end, you will see a left hand turning into Trenarren Veiw. Carry straight on and the property will be found on the right hand side.

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 and lower frosted glazed Upvc insets allowing external access into:

Entrance Hall:

18'11" x 4'3" (5.77m x 1.30m)



(measurement includes stair recess)

Carpeted stairs to first floor. Door allowing access to lounge. Telephone point. Carpeted flooring. Textured ceiling.

Lounge:

13'5" x 12'5" (4.11m x 3.81m)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Double doors allowing access into dining room. Focal fireplace with wooden surround and capped gas point and tiled hearth. Television aerial point. Radiator. Door allowing access to under stairs storage cupboard.

Dining Room:

10'5" x 7'11" (3.20m x 2.42m)



Upvc double glazed window to rear elevation. Space for dining table. Carpeted flooring. Textured ceiling. Radiator. Opening to kitchen.

Kitchen:

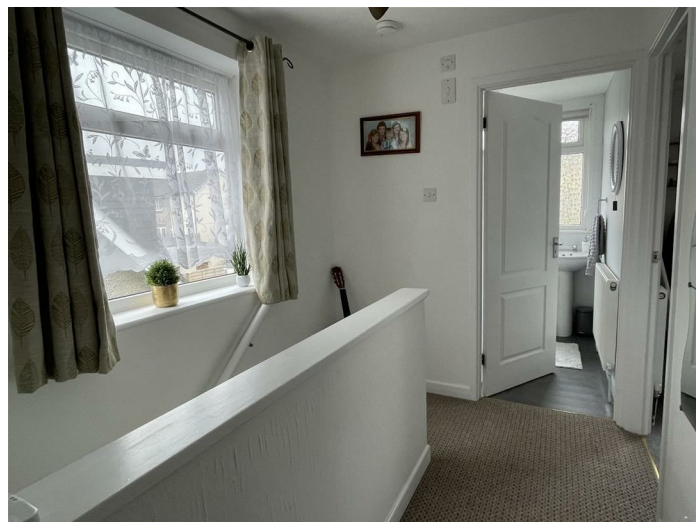
10'5" x 7'3" (3.19m x 2.21m)



Upvc double glazed door to rear elevation with patterned obscure glass upper and lower. Upvc double glazed window to side elevation providing natural light. Matching wall and base kitchen units. Roll top work surfaces. One and a half bowl sink unit with matching draining board and central mixer tap. Space for electric cooker with fitted extractor hood above. Space for washing machine and up right fridge freezer. Tiled flooring. Textured ceiling. Tiled walls to water sensitive areas. Space for additional fridge.

**First Floor Landing:**

8'0" x 6'2" (2.46m x 1.88m)



Upvc double glazed window to side elevation providing natural light. Main loft access hatch. Carpeted flooring. Doors off to bedrooms one, two, three and family bathroom. Nuair ventilation system. Textured ceiling. Carpeted flooring.

Bedroom Three:

6'8" x 9'5" (2.05m x 2.89m)



Upvc double glazed window to front elevation offering distant views of the sea beyond. Radiator. Carpeted flooring. Door allowing access to airing cupboard housing the refitted mains gas fired central heating boiler with further slatted storage facilities.

Bedroom One:

12'7" x 9'0" (3.86m x 2.76m)



(maximum measurement)

A generous double bedroom with Upvc double glazed window to front elevation enjoying views to the sea in the distance. Carpeted flooring. Radiator. Triple doors allow access to inbuilt storage void offering shelved and hanging storage space and further higher level doors above. Textured ceiling.

Bedroom Two:

9'0" x 9'4" (2.76m x 2.86m)



Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Radiator. Carpeted flooring. Textured ceiling. Louvre doors allow access to inbuilt storage cupboard.

Family Bathroom:

6'0" x 6'2" (1.83m x 1.89m)



Upvc double glazed window to rear elevation with patterned obscure glass. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal hand wash basin and panel enclosed bath with wall mounted electric shower over. Tiled walls to water sensitive areas. Tiled flooring. Radiator.

Outside:

To the front a tarmaced drive allows off road parking for numerous vehicles and the front garden is laid to lawn with established evergreen shrubbery to the front providing a good degree of privacy. To the rear of the drive is access to the garage.

Garage:
16'3" x 9'10" (4.97m x 3.01m)



Metal up and over door. Light and power. To the rear of the garage is an additional space currently used as a utility room.

Utility Room:
9'10" x 9'7" (3.01m x 2.94m)

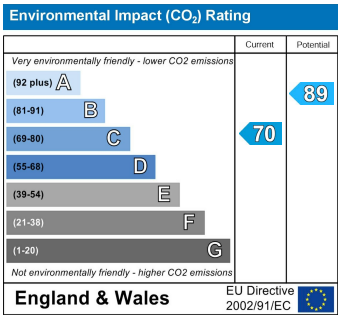
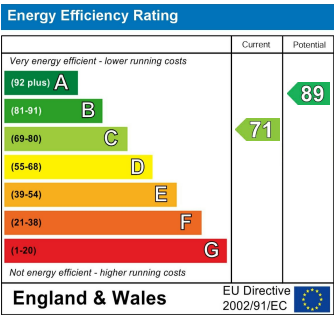


Upvc double glazed window to rear elevation. Wood door to side elevation providing external access. Light and power. This area currently houses a chest freezer, tumble dryer and additional freezer with work bench to the rear elevation providing an adequate work space.

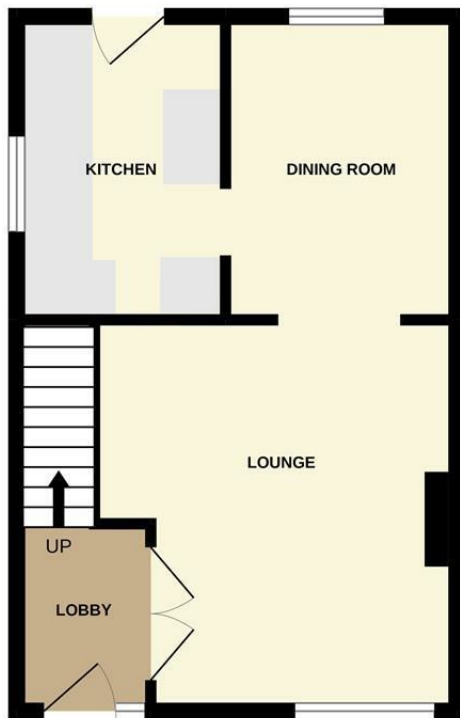


The rear garden is well enclosed with high level stone walls to right, left and rear elevations. The rear garden is laid to lawn and benefits from evergreen planting and shrubbery. A patio area flows off the rear of the property along with outdoor tap.

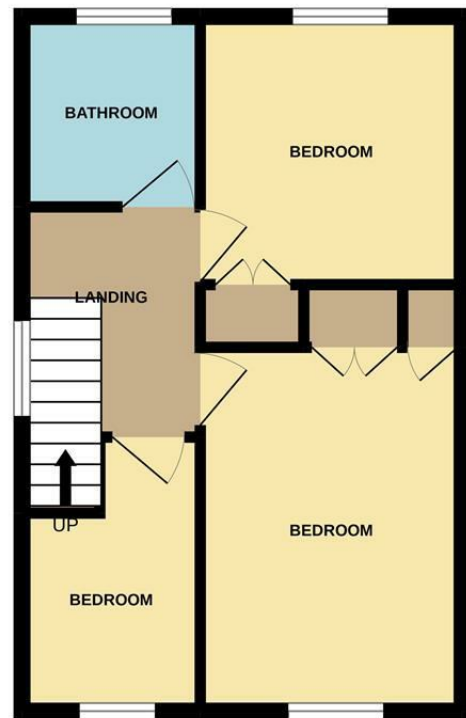
Agents Notes
Council Tax - B



GROUND FLOOR



1ST FLOOR



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