

# MAY WHETTER & GROSE

**17 BEACH ROAD, CARLYON BAY, PL25 3PQ  
OFFERS IN EXCESS OF £525,000**



AN IMPECCABLY PRESENTED DETACHED HOUSE WITH THREE DOUBLE BEDROOMS, TWO ON THE GROUND FLOOR AND ONE ON THE FIRST FLOOR. BUILT IN 2020. THE PROPERTY OCCUPIES A CONVENIENT SETTING WITHIN CLOSE PROXIMITY OF AMENITIES AND CARLYON BAY BEACH WITH FURTHER BENEFITS INCLUDING UNDERFLOOR HEATING ON THE GROUND FLOOR, UPVC DOUBLE GLAZING AND A MANAGEABLE PLOT. THE PROPERTY HAS BESPOKE BLINDS THROUGHOUT AND AN EARLY VIEWING IS DEEMED TRULY ESSENTIAL TO FULLY APPRECIATE THE FINISH AND ACCOMMODATION AVAILABLE ON OFFER. EPC - B



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: 0172673501  
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH  
Website: [www.maywhetter.co.uk](http://www.maywhetter.co.uk) E-mail: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)

Situated within less than half a mile of the property is the beach at Carlyon Bay, and closer is an 18 hole golf course situated on a cliff top. Carlyon Bay offers a range of amenities including Indian and Chinese restaurants, the renowned Edie's restaurant and a 4\* hotel with two restaurants. The property is situated within the catchment area of Charlestown Primary School and Penrice Secondary School. The recently regenerated town of St Austell is situated approximately two miles away and offers a wide range of retail outlets, public library, primary and secondary schools, mainline railway station and leisure centre. 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 out on to the A390, turning right at Penmellyn Vets, under the railway bridge and turning left onto Beach Road. Follow the road along, past the cemetery on your right hand side and the school on your left. Follow the road down to the beach and just by the turning for Gloucester Avenue you will see the property.

**Accommodation:**

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

Main front door provides external access into entrance hall.

**Entrance Hall:**

13'1" x 8'5" (3.99m x 2.58m)



Doors off to kitchen/lounge/diner, bedroom two, bedroom three and bathroom. Carpeted stairs to first floor with door below providing access to the under stairs storage void housing the mains fuse box and underfloor heating system. Wood effect laminate flooring continuing in the under stairs storage

cupboard. Open gallery landing. Wall mounted thermostatic control for underfloor heating.

**Kitchen/Lounge/Diner:**

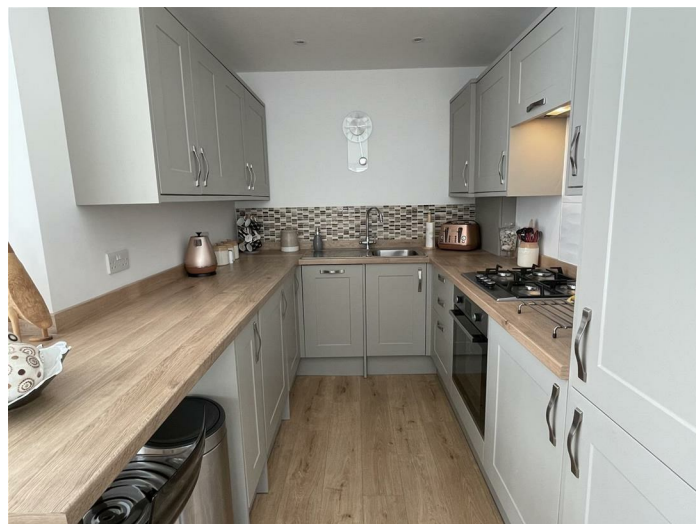
19'9" x 19'2" (6.04m x 5.86m)



(maximum measurement)

A magnificent twin aspect room with Upvc double glazed patio doors to front elevation with further full length glazing to right and left hand side. Further full length exposed window to front. Further window to left hand side elevation with fitted shutters. Wood effect laminate flooring. Underfloor heating. Wall mounted thermostatic controls. Television aerial point. Telephone point. This room comfortably houses two, two seater sofas and a dining a table.

**Kitchen Area:**



Matching wall and base kitchen units finished in grey and benefiting from soft close technology. The kitchen has integral washing machine, integral slim line dishwasher and integral fridge and freezer. Roll top worksurfaces with matching splashback. The worksurface opens to provide a useful breakfast bar opening to the dining area. Stainless steel sink with matching draining board and central mixer tap. Four ring mains gas hob with electric oven below and



extractor hood above. Tiled walls to water sensitive areas. Enclosed central heating combination gas fired boiler.



**Bedroom Two:**  
12'4" x 10'10" (3.78m x 3.31m)



Upvc double glazed window to side elevation with fitted blinds. Wood effect laminate flooring. Underfloor heating. Wall mounted thermostatic controls.

**Bathroom:**  
5'5" x 7'1" (1.66m x 2.18m)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece 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 P shaped panel enclosed bath with central mixer tap, wall mounted shower over with adjustable overhead showerhead and detachable body nozzle and curved glass shower screen. Tiled flooring. Tiled walls. Fitted extractor fan. Above the sink there is mirror fronted fitted storage unit with no touch inset LED lighting. Heated towel rail.

**Bedroom Three:**  
12'4" x 7'10" (3.77m x 2.41m)

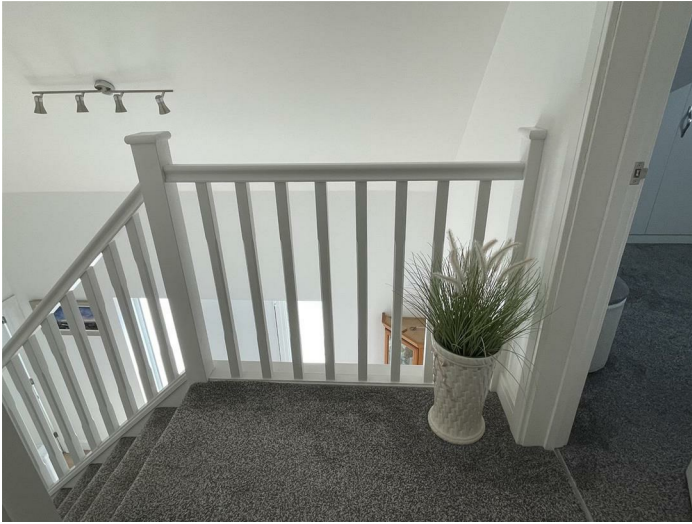


Upvc double glazed patio doors to front elevation with fitted blinds. Wood effect laminate flooring. Wall mounted thermostatic controls. Underfloor heating.



**First Floor Landing:**

5'10" x 4'1" (1.79m x 1.25m)



Carpeted flooring. Door to bedroom one. Door to WC. Further door opens to provide access to eaves storage area. This delightful landing offers a pleasant outlook over the entrance hall courtesy of the gallery landing.

**WC:**

6'8" x 2'7" (2.04m x 0.81m)



Low level flush WC with dual flush technology and ceramic hand wash basin with central mixer tap. Tiled walls to water sensitive areas. Wood effect laminate flooring. Fitted extractor fan.

**Bedroom One:**

13'2" x 12'5" (4.02m x 3.79m)



Upvc double glazed window to side elevation with fitted shutters. Bespoke fitted wardrobes span the left hand side of the room offering tremendous storage options with shelved and hanging storage set within. Carpeted flooring. Wall mounted thermostatic controls. Radiator. Television aerial point.

**Outside:**

Accessed directly off Beach Road twin wooden gates open to provide access to a generous tarmac drive allowing off road parking for numerous vehicles. The plot is well enclosed with wood fencing enclosing the plot. To the lower section of the drive is a useful external wooden storage shed set on slate chippings, this area also doubles as a drying area with the current owners washing line located here.



The slate chippings flow around the rear of the property and give access to an external power point. To the far left hand corner of the plot with a further wooden gate providing pedestrian access onto Gloucester Avenue. The majority of the property's garden is laid to lawn and wraps around the front and left hand side. To the left hand side of the parking area, paved patio steps lead up to provide access to grass. Additional steps lead down to provide access to a secluded patio area which catches a tremendous amount of sun.



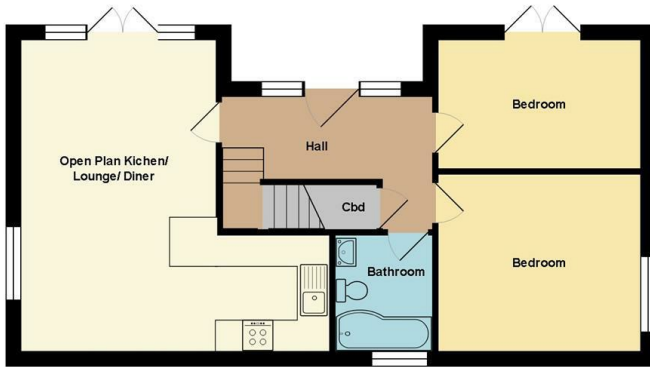
## Council Tax - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	

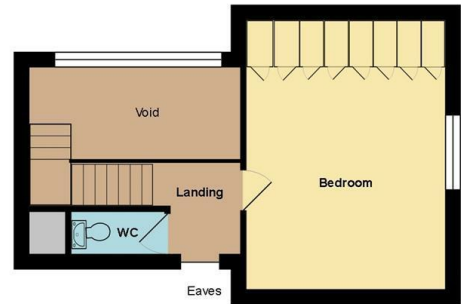
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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







Ground Floor



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.