



MAY WHETTER & GROSE

74A HOLMBUSH ROAD, ST. AUSTELL, PL25 3LP
GUIDE PRICE £220,000



WITH NO ONGOING CHAIN, LOCATED WITHIN WALKING DISTANCE OF LOCAL AMENITIES, BOTH PRIMARY AND SECONDARY SCHOOLING, CARLYON BAY BEACH, COASTAL PATHS, AND THE HISTORIC PORT OF CHARLESTOWN IS THIS WELL PRESENTED REVERSED LIVING ACCOMMODATION HOME PROVIDING SURPRISINGLY SPACIOUS ACCOMMODATION WITH ENTRANCE HALL, 2 GROUND FLOOR BEDROOMS AND RECENTLY REFITTED BATHROOM. TO THE FIRST FLOOR THERE IS THE KITCHEN/DINING ROOM, BEDROOM AND LOUNGE WITH SLIDING DOOR OPENING TO A BALCONY ENJOYING THE REAR GARDEN OUTLOOK. THE PROPERTY ALSO HAS DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING. OUTSIDE THERE IS / HARD STANDING PARKING FOR A FEW VEHICLES, WITH THE MAIN GARDEN LOCATED TO THE REAR BEING TERRACED AND ENJOYS A MAINLY SUNNY ASPECT.

EPC - C



Location

Situated in convenient location for the Holmbush complex, providing a Tesco supermarket, bakery and takeaways. St Austell town centre is within 2 miles 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 out onto the A390 past At the Charlestown roundabout carry on straight towards Holmbush. At the Tesco traffic lights continue along. The property will appear set back on the right hand side. A board is erected for convenience.

The Accommodation:

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

Entrance

Patterned glazed door to hallway.

Hallway



Good immediate reception area with door to understairs storage cupboard. Radiator, doors to both bedrooms, bathroom and recessed storage cupboard. Part glazed door to rear leading to rear garden. Staircase to first floor.

Bedroom

11' 8" x 8' 9" (3.35m 2.44m' x 2.44m 2.74m')



Window to front. Radiator, carpeted flooring.

Bathroom

5' 8" x 6' 9" at max over bath plus door recess
(1.52m 2.44m' x 1.83m 2.74m' at max over bath plus)



A modern white suite comprising panelled bath, pedestal wash basin and close couple w.c. Fully tiled around bath area with part tiled walling adjacent. Towel radiator. Patterned glazed window to rear.

Bedroom

17' 9" x 8' 3" (5.18m 2.74m' x 2.44m 0.91m')



Window to front. Radiator. Carpeted.

Stair To 1st Floor

Carpeted staircase to living area

Landing

Sliding door to kitchen/dining room, doors into lounge, bedroom, and double doors to recessed storage cupboard.

Kitchen Dining Room

17' 9" x 8' 2" at max over worksurface (5.18m 2.74m' x 2.44m 0.61m' at max over worksurfa)



Fitted with a modern range of light grey front base and wall units complemented by wood effect worksurface over with part tiled walling. Space for free standing cooker and under unit space and plumbing for washing machine, fridge/freezer space, concealed gas fired combination boiler. Windows to both front and rear and radiator.



Lounge

11' 2" x 12' 0" (3.35m 0.61m' x 3.66m 0.00m')



Located at teh rear enjoying an outlook over the garden via a sliding patio door which opens onto the



Outside

To the front there is a tarmac driveway/hard standing parking for 2 vehicles. There is also a shared communal turning area for this property and the neighbouring property. Gravelled low maintenance garden leads to the front entrance which could provide further parking if required. Pathway to side leads to the rear. To the rear there is an outside tap. Steps lead up to a terraced gravelled garden for ease of maintenance which is of good proportion.

Council Tax: Band B

Balcony



Accessed from the lounge enjoys the rear garden outlook.

Bedroom

8' 5" x 6' 2" (2.44m 1.52m' x 1.83m 0.61m')



Benefits from recessed wardrobe storage. Radiator. Window to front.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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 



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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