

MAY WHETTER & GROSE

65 ALEXANDRA ROAD, ST AUSTELL, PL25 4QW
GUIDE PRICE £195,000



A WELL POSITIONED CHAIN FREE MID TERRACE HOUSE WITH TWO BEDROOMS, (ORIGINALLY A THREE BEDROOM PROPERTY). THE PROPERTY BENEFITS FROM OFF ROAD PARKING TO THE FRONT AND LARGE REAR GARDEN LAID TO LAWN. THE PROPERTY OCCUPIES A CONVENIENT SETTING WITHIN CLOSE PROXIMITY OF THE TOWN CENTRE AND MAINLINE RAILWAY STATION. WITH A SPACIOUS KITCHEN DINER, UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING THROUGHOUT. EPC - C



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 E-mail: sales@maywhetter.co.uk

St Austell town centre is situated within a short walk 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 up East Hill either on foot or by car to the roundabout at the top. Carry on over the roundabout and take second exit on to Alexandra Road, Continue down the road where Number 65 will be found on the left hand side just opposite the turning into Watering Hill Close. There is ample parking available on the drive to the front of the property.

Accommodation

Upvc double glazed door with upper obscure patterned glass allows external access into entrance porch.

Entrance Porch

4'5" x 3'0" (1.36 x 0.93)

High level mains enclosed fuse box. Carpeted flooring. Textured walls. Textured ceiling. Door through to Lounge.

Lounge

14'10" x 12'2" - maximum (4.53 x 3.71 - maximum)



Large Upvc double glazed window to front elevation. Carpeted flooring. Carpeted stairs to first floor. Two radiators. Textured walls. Textured ceiling. Louvre doors open to provide access to under stairs storage void. Door through to kitchen/diner. Two television aerial points.



Kitchen/Diner

15'4" x 12'0" (4.69 x 3.66)



A spacious kitchen/diner with Upvc double glazed door to rear elevation allowing access to the spacious rear garden. Further Upvc double glaze window to rear elevation. Matching wall and base kitchen units. Space for electric cooker with fitted extractor hood above. Space for fridge. Space for washing machine. Wall mounted Glow Warm Flexicom 24CX gas fired central heating boiler. Roll top work surfaces. Stainless steel sink with matching draining board and central mixer tap. Tiled walls to water sensitive areas. BT OpenReach Telephone Point. Tiled flooring. Radiator. Space for large dining table. Part wood clad wall to left hand side and the remainder offers textured walls. Textured ceiling.



Landing

6'0" x 6'2" - maximum (1.85 x 1.88 - maximum)

Doors off to double bedrooms one and two and family bathroom. Twin louvre doors open to provide access to fitted storage, the former airing cupboard now offering a great deal of shelved storage facilities. Loft access hatch. Textured walls. Textured ceiling. Carpeted flooring.

Bedroom One

12'5" x 9'1" (3.80 x 2.77)



Large Upvc double glazed window to front elevation. Opening through to dressing area/bedroom three. Radiator. Carpeted flooring. Textured ceiling. Textured walls.

9'5" x 6'2" (2.89 x 1.90)



The opening from bedroom one allows access to the former bedroom three currently utilised as a dressing room. Upvc double glazed window to front elevation. Fitted storage. Textured walls. Textured ceiling. Carpeted flooring.

Agents Note: Should a third bedroom be required the storage could be removed and the door re-instated at the top of the stairs providing separate access and the arch walkway could be filled.

Bedroom Two

12'4" x 8'3" (3.78 x 2.53)



Upvc double glazed window to rear elevation enjoying delightful views over the spacious rear garden. Radiator. Textured walls. Textured ceiling.

Family Bathroom

9'2" x 6'11" (2.80 x 2.11)



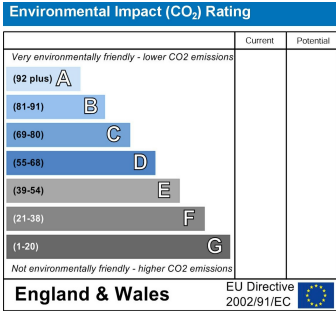
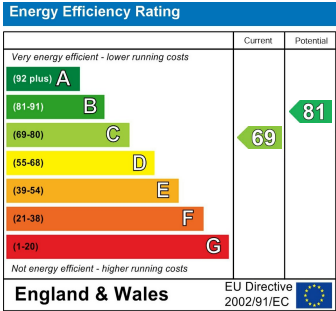
Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC, pedestal ceramic hand wash basin, tile enclosed bath with wall mounted shower over. Tiled walls to water sensitive areas, textured walls to the remainder. Textured ceiling. Carpeted flooring. Radiator.

Outside

To the front a large hardstanding area provides off road parking for two/three cars with the boundaries clearly defined with stone walls to right and left hand sides.



Council Tax Band - B



Either accessed from the kitchen/diner or via a right of access gate to the right hand side courtesy of the access to the property on the right hand side looking from the road is the enclosed rear garden. Immediately to the rear of the property a hardstanding walkway benefits from an outdoor tap with access to the outbuilding.

Outbuilding

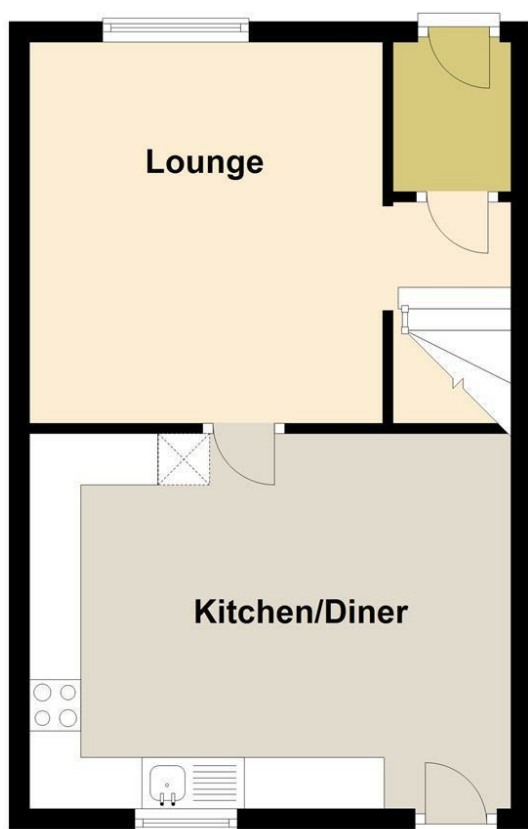
7'8" x 5'4" (2.35 x 1.63)



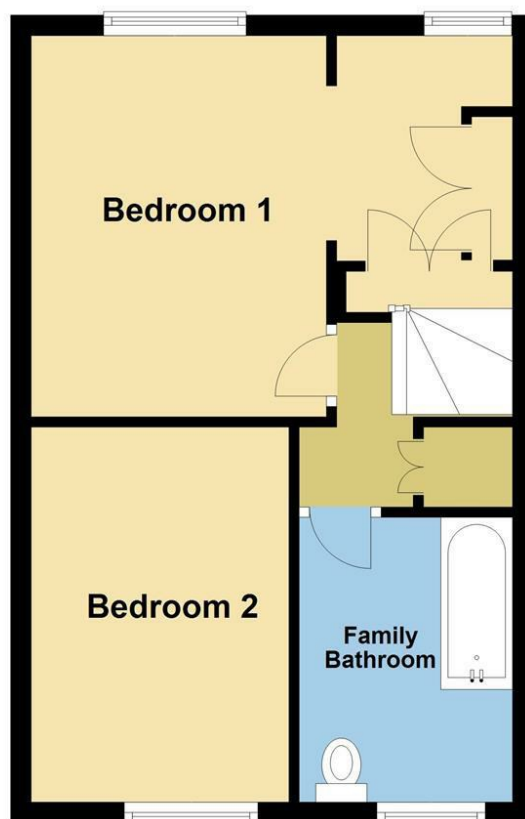
Upvc double glazed door providing external access with inset glass panelling and Upvc double glazed window to side elevation. This outbuilding benefits from the addition of light and power another good storage area.

Steps then lead up to the formal garden via a paved patio area to the right hand side. The rear garden is mainly laid to lawn with wood fencing to the right elevation and stone wall to the left and rear.

Ground Floor



First Floor



65 Alexander rd, St Austell

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.