

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



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

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 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	

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

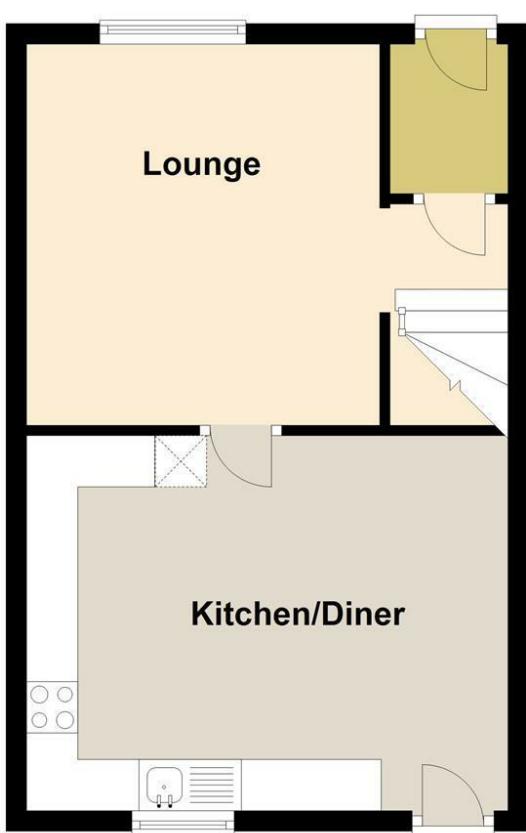
7'8" x 5'4" (2.35 x 1.63)



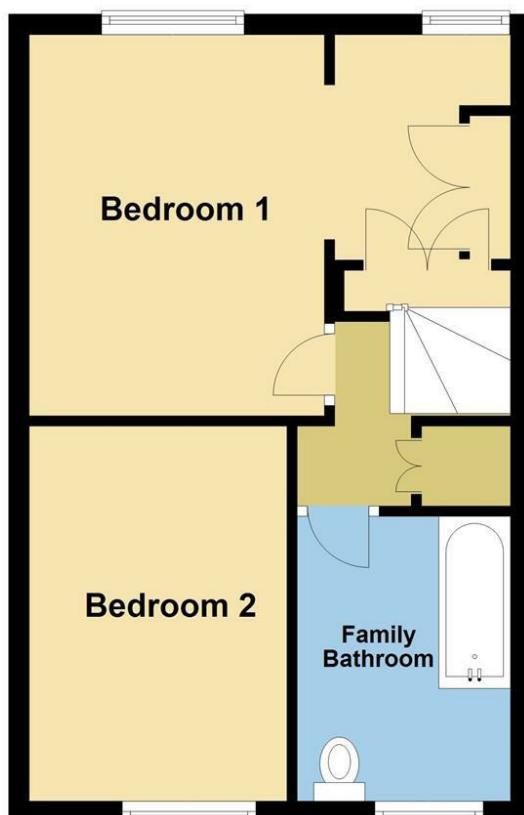
Upvc double glazed door providing external access with inset glass panelling and Upvc double glazed window to side elevation. This outbuilding benefits from the addition of light and power another good storage area.

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

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