



MAY WHETTER & GROSE

7 BOSCONDLE CLOSE, ST. AUSTELL, PL25 3RN
OFFERS IN EXCESS OF £350,000



OFFERED WITH NO ONWARD CHAIN AND AVAILABLE FOR THE FIRST TIME IN APPROXIMATELY 40 YEARS, SET WITHIN A SMALL SELECT CUL-DE-SAC IS THIS VERSATILE DETACHED FAMILY RESIDENCE WITH GENEROUS SIZE GARDENS. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FABULOUS POSITION WHICH OFFERS EASY ACCESS TO THE A390 AND A391 ALSO WITHIN A SHORT DISTANCE FROM THE COUNTRYSIDE, WOODLAND WALKS, BEACHES AND COASTLINE. EPC - D



Location

Tregrehan is considered to be a quiet and tranquil village within reasonable distance of the award winning Eden Project, the town of Fowey with its range of restaurants and coastal walks, and the historic port of Charlestown. The recently regenerated St Austell town centre is situated a short drive away 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 Cathedral city of Truro is situated approximately 13 miles away from the property.

Directions

From St Austell head out onto the A390 towards St Blazey/Par. Opposite St Austell Garden Centre turn left, sign posted Tregrehan/Boscundle. Head along approximately 100 yards taking the next left into Boscundle Close, follow the road along and the property will appear on the right hand side.

Accommodation

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



Paved driveway, steps and handrail lead to covered front entrance with outside courtesy lighting. Attractive slate stone part surround with obscure double glazed door and side panel leading into entrance hallway.

Entrance Hallway



Embedded weaved welcome mat. Further carpeted flooring which continues through. Wall mounted radiator. Stair case to loft room and doors to downstairs living space. The hall also offers storage with double doors into recessed cupboard and another into airing cupboard housing the boiler.

Lounge

17'0" x 13'7" (5.20 x 4.16)



Dual aspect providing a great deal of natural light from two double glazed windows both with pull back vertical blinds. Two wall mounted radiators and free standing coal effect fire.



Double doors open into the conservatory/porch.

Conservatory/Porch
8'2" x 6'3" (2.49 x 1.91)



Mainly glazed with sliding patio doors leading out onto the garden and offers both power and light.

Bedroom Three/Study
11'1" x 9'2" (3.38 x 2.81)



Double glazed window to front with pull back vertical

Kitchen/Diner
15'5" x 12'5" (4.72 x 3.80)



Range of modern gloss fronted wall and base units complimented with roll top laminated work surface incorporating sink with mixer tap, four ring gas hob with extractor over and low level double oven to the side. Integrated fridge. Double glazed window with roller blind with double doors out into the conservatory/porch enjoying an outlook over the garden area. Island with power sockets and cupboards. Additional recessed storage cupboards. Door leads back through into the entrance hallway and door into reception room.

blinds and radiator beneath. Currently utilised as an office, this could be used as a third bedroom.



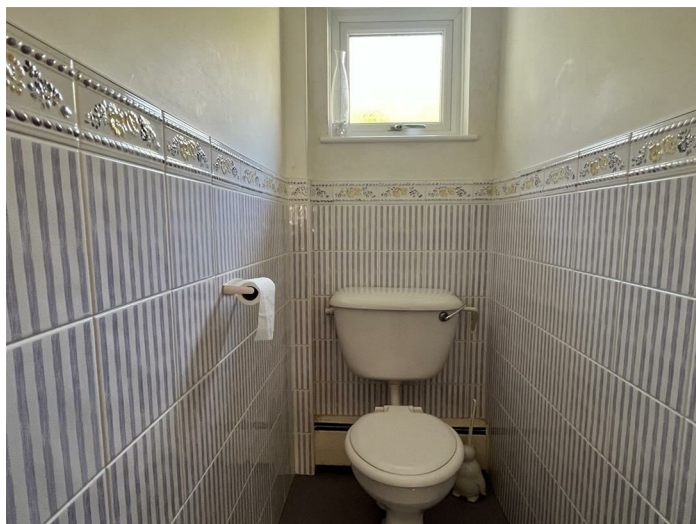
Shower Room

6'6" 121'4" x 7'1" - max (2. 37 x 2.17 - max)



A modern white suite comprising hand basin with bevelled edge glazed mirror with lighting. WC and walk in shower. Finished with a tiled wall surround. Obscure double glazed window. Recessed spotlighting. Extractor.

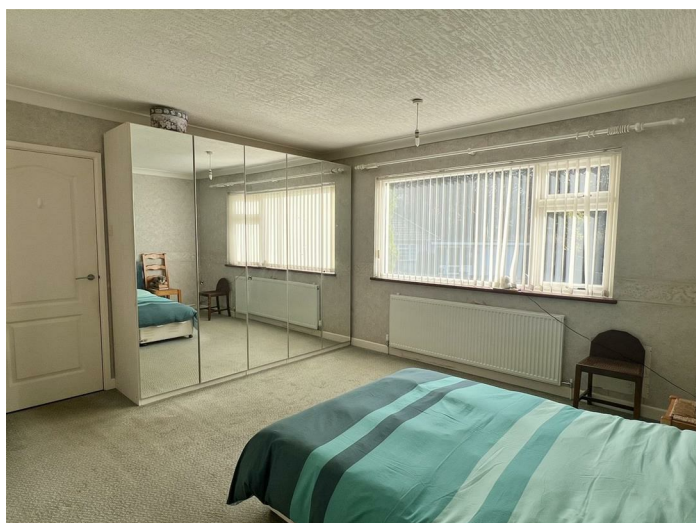
Additional WC



This additional WC has high level obscure double glazed window. Finished with part tiled walls surround with decorative border.

Bedroom

13'11" x 12'2" plus recess (4.25 x 3.73 plus recess)



Located to the front with large double glazed window with pull back vertical blinds and radiator beneath.



Utility Area

11'2" x 6'11" (3.41 x 2.13)



Double glazed window to the rear with obscure aluminium framed double glazed door to the side. A range of wall and base units, part tiled splashback.

Bedroom

17'9" x 10'5" (5.42 x 3.18)



Two double glazed windows enjoying an outlook over the garden with radiator beneath. Vanity hand basin with bevelled edge mirror and pull cord lighting unit above with shaver socket. Benefitting from double doors into in-built wardrobes with blanket box storage above. This bedroom also has a door into the utility area.



Open treaded stair case to a loft room.

Loft Room

9'2" x 14'6" - max to front of recess storage (2.80 x 4.42 - max to front of recess storage)



Double glazed window to the far gable end but currently offers reduced headroom. Power and Light. The reduced headroom leads through to the rear where there is hand basin and doors into further loft area, storage.

Council Tax Band - D



One of the fabulous selling points of this property is its location within this select cul-de-sac and its formal garden surroundings.

Services



To the front a low level wall with pillared pedestrian gateway and driveway. An expanse of open lawn and to the side, a paved area with garage. The garage has up and over door and further car port/dry store area to the side.

None of the services, systems or appliances at the property have been tested by the Agents.

Floor Area

Additional storage facilities. The garden sweeps around to the rear where there is a raised paved patio area with planting and onto a former pond and decked area with greenhouse in the corner.

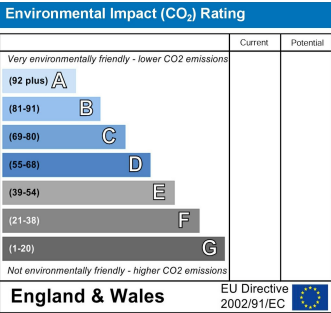
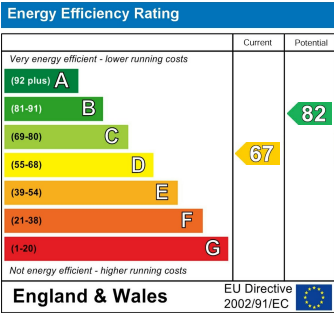
Garage and Car Port. Garage has up and over door, power and light.



The floor area measurement is taken from the EPC.

Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Viewings
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

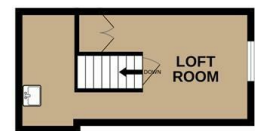




GROUND FLOOR



ATTIC FLOOR



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