

# MAY WHETTER & GROSE

**13 CODLING CLOSE, ST. AUSTELL, PL25 4PY**  
**GUIDE PRICE £285,000**



A BEAUTIFUL DETACHED HOUSE OF THE "BRANCASTER SIDE" DESIGN WITH THREE BEDROOMS, GARAGE AND OFF ROAD PARKING. BUILT IN 2014, FURTHER BENEFITS INCLUDE AN ENCLOSED AND LANDSCAPED REAR GARDEN, UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. THE PROPERTY OCCUPIES A CONVENIENT AND CLOSE SETTING TO THE BEACH, TOWN AND SCHOOLS AND IS CONSIDERED EXTREMELY WELL PRESENTED THROUGHOUT. A VIEWING IS ADVISED TO APPRECIATE THIS FLEXIBLE, VERSATILE AND WELL PRESENTED HOME. EPC - B





The property is situated very close to the coastal location of Porthpean & Duporth Bay and within the catchment area for Charlestown Primary School and Penrice Academy. Charlestown with its harbour, range of galleries and restaurants, and Porthpean with its beach and golf course are within close proximity. St Austell town centre is situated approximately one mile away and offer a wide range of shopping educational and recreational facilities including a mainline railway station and leisure centre. Most water sports are catered for along the south coast and there are many fine coastal walks. 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 town centre head out onto the A390 towards Asda, heading up the hill of Cromwell Road towards the traffic lights. At the traffic lights turn right onto Porthpean Road. Follow the road along to the roundabout, taking the second exit on to the Wainhomes estate. Proceed along this road taking the first right turning and follow the bend in the road around to the right, onto Codling Close. Number 13 is

located in front of you with the parking and garage accessed under the coach house throughway on the right hand side as you enter the large courtyard. A For Sale board is erected for ease of identification purposes.

#### Accommodation:

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

Door with patterned obscure glass insert and inset spyhole allows external access into entrance hall.

#### Entrance Hall:

6'7" x 5'2" (2.01m x 1.59m)

Door through to kitchen/diner. Door through to lounge/diner. Door to ground floor WC. Stairs to first floor. Carpeted flooring. Wall mounted thermostatic controls. Radiator. BT OpenReach telephone point.

#### Lounge/Diner:

16'1" x 14'1" (4.91m x 4.31m)



A delightful twin aspect lounge/diner with Upvc double glazed window to front elevation and two Upvc double glazed windows to side elevation combining to provide tremendous natural light and offering far reaching views over open countryside in the distance to the side. Carpeted flooring. Two radiators. Television aerial point. Telephone point. The lounge/diner benefits from an opening incorporating the under stairs space to make this a larger room.



### **Kitchen/Diner:**

16'1" x 12'11" (4.91m x 3.94m)



(maximum measurement)

A delightful twin aspect kitchen/diner with Upvc double glazed patio doors to rear elevation allowing access to the rear decking and in turn the rear garden.

Further Upvc double glazed window to the rear elevation and additional Upvc double glazed window to side elevation all three combining to provide tremendous natural light. Matching wall and base kitchen units with soft close technology. Square edge worksurfaces with matching splashback to water sensitive areas. Stainless steel one and a half bowl sink with matching draining board and central mixer tap. Four ring mains gas cooker with fitted extractor hood above and electric oven under with stainless steel splashback. Space for washing machine and dishwasher. Wall mounted thermostatic controls.

Note: The combination gas central heating boiler is located within one of the kitchen wall units. Space for generous dining table. Wood effect vinyl flooring.

Space for upright fridge freezer. Radiator. Concertina doors allow access to inbuilt storage void offering additional hanging and shelved storage options.



### **Downstairs WC:**

4'5" x 3'1" (1.37m x 0.95)

With low flush WC and pedestal hand wash basin.

### **First Floor Landing:**

6'7" x 10'9" (2.02m x 3.30m)

Doors off to bedrooms one, two, three and family

bathroom. Door allowing access to airing cupboard housing the pressurised water cylinder with further slatted storage options inset. Loft access hatch. Radiator. Carpeted flooring. Ceiling fixed air regulation system, this regulates the temperature between the loft and the house and prevents damp and condensation from occurring.

#### **Bedroom One:**

16'1" x 10'11" (4.91m x 3.33m)



(maximum measurement)

A delightful twin aspect principle bedroom with Upvc double glazed window to front and side elevations combining to provide tremendous natural light and offering delightful far reaching countryside views to the left hand side window. Carpeted flooring. Radiator. Telephone point. Television aerial point. Wall mounted thermostatic controls. Fitted two door full length mirrored wardrobe offering shelved and hanging storage space. Door to en-suite.

#### **En-Suite:**

4'5" x 7'6" (1.37m x 2.30m)



Upvc double glazed window to side elevation with patterned obscure glass. Matching three piece white en-suite comprising low level flush WC with dual

flush technology, pedestal hand wash basin and large fitted shower cubicle with sliding glass shower door and wall mounted shower. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Plug in shaver point. Radiator.

#### **Bedroom Three:**

7'6" x 9'4" (2.30m x 2.87m)



Upvc double glazed window to side elevation overlooking the enclosed rear garden. Radiator. Carpeted flooring.

#### **Bedroom Two:**

9'4" x 8'2" (2.87m x 2.51m)



A delightful twin aspect double bedroom with Upvc double glazed windows to front and side elevation combining to provide tremendous natural light. Carpeted flooring. Radiator. Television aerial point.

**Bathroom:**

6'7" x 5'6" (2.02m x 1.70m)



Upvc double glazed window to front elevation with patterned obscure glass. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal hand wash basin and panel enclosed bath with central mixer tap with fitted shower attachment inset. Tiled walls to water sensitive areas. Electric plug in shaver point. Radiator. Wood effect vinyl flooring.

**Outside:**

The rear garden has been landscaped by the current owners with nonslip decking flowing directly off the kitchen/diner with outdoor tap and external power points. Steps lead up to the right hand side providing access to the rear access gate leading to the parking and garage to the side of the property. The top of the garden is laid to lawn with a summerhouse to the far right hand corner. The decking and garden area are split with a raised planting bed, well stocked with evergreen planting and shrubbery. The rear garden is also well enclosed.

**Garage:**

17'0"x 8'6" (5.20mx 2.60m)



Metal up and over garage door. Light, power and eave storage options.

There is also off road parking for two vehicles, three if you include a car in the garage.

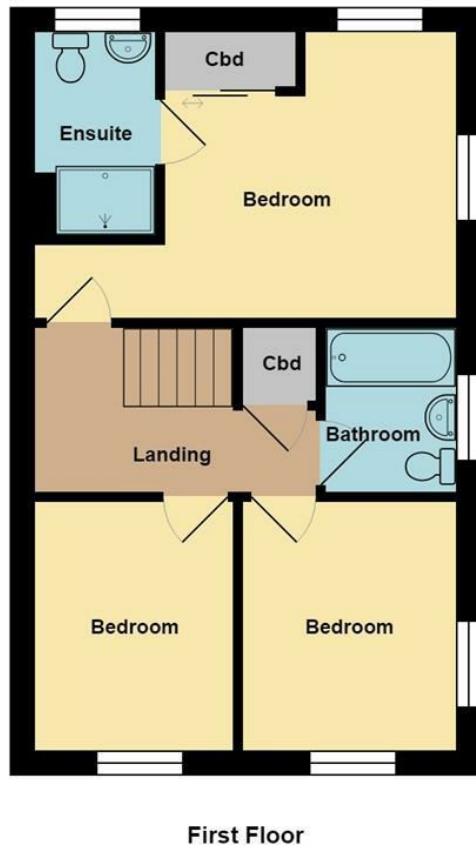
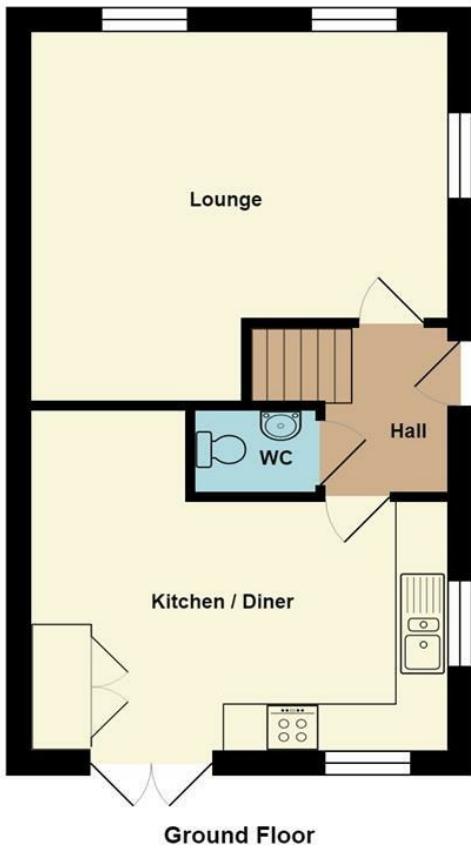
Council Tax - C

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 95        |
| (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 <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 |           |







All measurements are approximate and for display purposes only.  
 Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
 Any figure given is for initial guidance only and should not be relied upon as a basis for valuation

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