

MAY WHETTER & GROSE

8 CENTURY CLOSE, ST. AUSTELL, PL25 3UY
£195,000



AN EXTREMELY WELL PRESENTED, CHAIN FREE MID TERRACE HOUSE, WITH TWO DOUBLE BEDROOMS AND ALLOCATED PARKING LOCATED ON A NO THROUGH ROAD LOCATION. THE PROPERTY IS WELL PRESENTED THROUGHOUT WITH FURTHER BENEFITS INCLUDING UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING. BUILT IN 2005 BY WAINHOMES, A VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS WELL PRESENTED HOME. SEE AGENTS NOTE. EPC - C



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Within short drive/walking distance of the property there is a Tesco Express, restaurant, a butchers, Post Office and convenience store. The recently regenerated St Austell town centre is situated approximately 2 miles 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 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 town head up East Hill to the roundabout. Turn left onto Kings Avenue and along to the roundabout at the end, turning right to Polkyth. Head past the park on the left hand side and the library on the right and turn left at the roundabout onto Poltair Road. Head up the road to the roundabout at the top by Poltair School and bear right heading along Tregonissey Road. Head along the road, pass the college to the end of the road where you will reach a set of four-way traffic lights. Head straight across, keeping the Post Office on your left hand side. Head along over the speed humps, passing the old school building on the left. At the mini roundabout take the right hand turning onto Phernyssick Road and continue down the hill until the next mini roundabout, To your left hand side is the estate of Century Close, as you enter the development take the left turn at the initial fork in the road where the property is located in front of you as you climb the hill.

Accommodation:

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

Front door with twin patterned obscure inserts allows external access into entrance hall.

Entrance Hall:

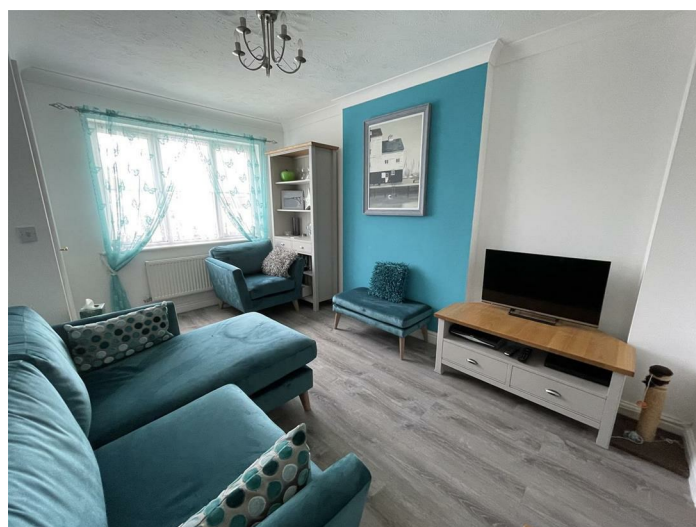
4'1" x 15'2" (1.26m x 4.63m)



(maximum measurement including stairs to first floor)
Door through to lounge. Radiator. Tiled flooring.
Textured ceiling. High level mains enclosed fuse box.

Lounge:

13'10" x 9'4" (4.22m x 2.85m)



Upvc double glazed window to front elevation providing tremendous natural light. Wood effect laminate flooring. Door through to kitchen. Door allowing access to under stairs storage void with carpeted flooring offering fantastic storage options. Textured ceiling. Radiator. Television aerial point. Telephone point. Wall mounted thermostatic controls.



Kitchen/Diner:

8'4" x 10'7" (2.55m x 3.25m)

Utility Room:

5'4" x 3'11" (1.65m x 1.20m)



Door to rear elevation allowing access to rear garden with upper patterned obscure glass and Upvc double glazed window to left hand side of rear door combining to provide tremendous natural light. Matching kitchen base units. Roll top work surface. Stainless steel sink with matching draining board and central mixer tap. Space for electric cooker. Space for upright fridge freezer. Space for dining table. Tiled walls to water sensitive areas. Fitted extractor fan. Textured ceiling. Tile effect vinyl flooring. Opening through to utility room. Radiator.

Space and plumbing for washing machine. Combination mains gas fired wall mounted central heating boiler with thermostatic controls. Tile effect vinyl flooring. Radiator. Door through to WC.

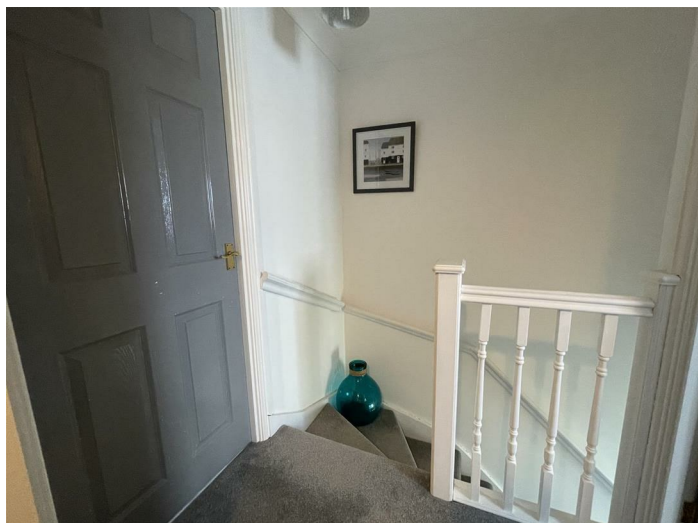
WC:

3'11" x 4'3" (1.20m x 1.32m)

Two piece matching WC suite comprising low level flush WC and pedestal hand wash basin. Tiled walls to water sensitive areas. Fitted extractor fan. Textured ceiling. Tile effect vinyl flooring. Radiator.

First Floor Landing:

6'3" x 6'5" (1.93m x 1.96m)



(maximum measurement)

Benefiting from updated carpeting. Doors off to double bedrooms one, two and family bathroom. Loft access hatch. Textured ceiling.

Bedroom One:

12'7" x 10'1" (3.84m x 3.09m)

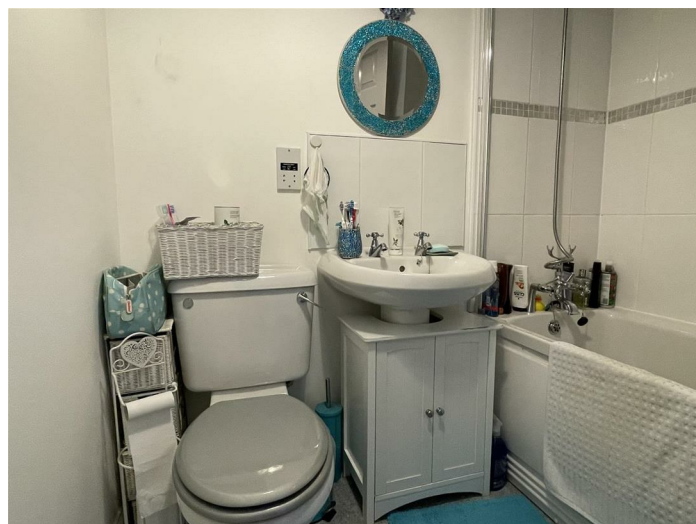


(maximum measurement including wardrobe recess)

Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Carpeted flooring. Textured ceiling. Radiator. Fitted wardrobes to the entirety of the side elevation of the room. Four doors slide back to offer fantastic storage options offering shelved and hanging storage space. Television aerial point. Telephone point.

**Bathroom:**

6'5" x 5'6" (1.96m x 1.69m)



Matching three piece white bathroom suite comprising low level flush WC, ceramic hand wash basin and panel enclosed bath with central mixer tap complete with fitted wall mounted shower attachment. Part tiled walls. Electric plug in shaver point. Textured ceiling. Fitted extractor fan. Radiator. Vinyl flooring.

Bedroom Two:

12'7" x 8'8" (3.85m x 2.66m)



(maximum measurement into wardrobes)
Upvc double glazed window to front elevation providing tremendous natural light. Radiator. Carpeted flooring. Textured ceiling. Door allowing access to over stair storage void used as an airing cupboard with integral radiator and slatted storage options. To the right hand side of the storage area there is a two door fitted wardrobe with full length mirror door to the left hand side, this opens to provide tremendous storage options with shelved and hanging storage space.

**Outside:**

To the front of the property a paved walkway provides access to the front door with established evergreen planting and shrubbery to the right hand side. There is an expanse of lawn to the front of the property with the off road allocated parking clearly numbered, number 8, the first parking space nearest the property.



The rear garden is laid to lawn and well enclosed with wood fencing to right and left elevations. A paved patio flows directly off the kitchen/diner with a summerhouse located in the far right hand side. To the far left hand corner a wooden gate provides access to a pedestrian walkway providing access back around to the front of the property. The rear garden is well stocked with evergreen planting and shrubbery with an established planting bed spanning the left hand side of the rear garden, which also offers a paved walkway allowing access to the rear access gate.

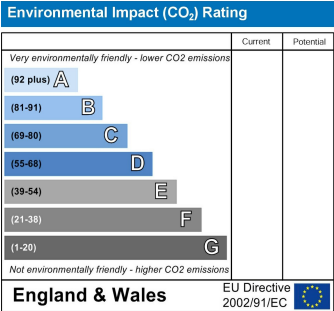
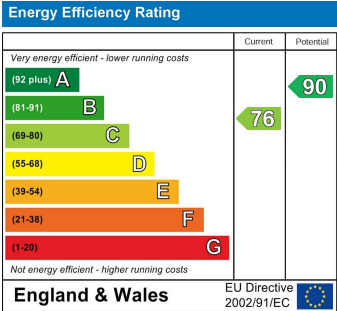


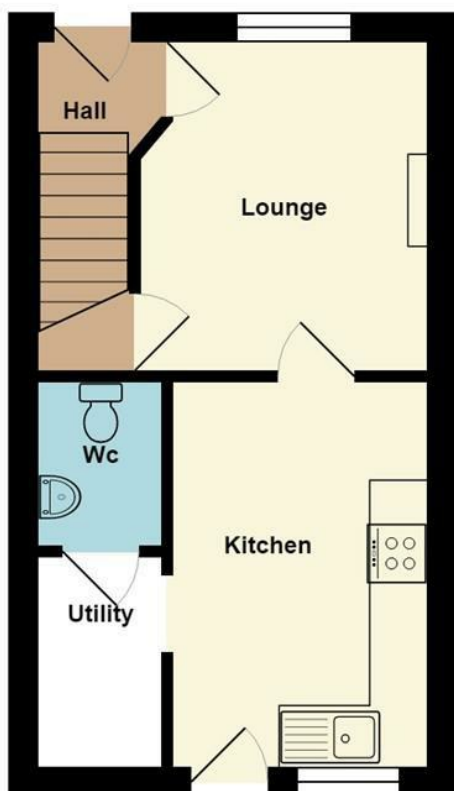


Council Tax - B

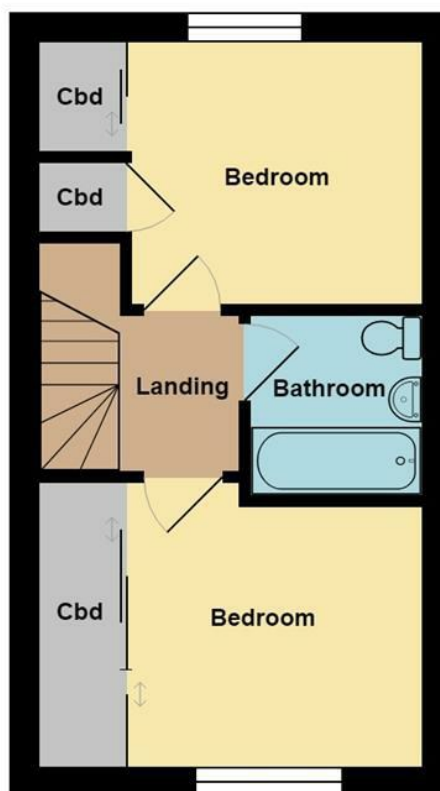
AGENTS NOTE

Applicants should be aware that there are 2 conflicting mining reports on this property please contact May Whetter And Grose for further information.





Ground Floor



First Floor

All measurements are approximate and for display purposes only.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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