MAY WHETTER & GROSE

17 HIGHER WOODSIDE, ST. AUSTELL, PL25 5EH
GUIDE PRICE £215,000

A WELL POSITIONED CHAIN FREE SEMI DETACHED HOUSE WITH THREE BEDROOMS, CONSERVATORY, GARAGE AND OFF ROAD PARKING. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITH FURTHER BENEFITS INCLUDING AN ENCLOSED REAR GARDEN, UPVC DOUBLE GLAZING THROUGHOUT AND ELECTRIC HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED PROPERTY WITHIN CLOSE REACH OF ST AUSTELL TOWN CENTRE. EPC - AWAITED
SEE AGENTS NOTES

Location
The property is situated on the Western side of St Austell, on the outskirts of St Austell town centre , which is within walking distance of the property and offers a 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 8 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
Head out on to the A390 on to Penwinnick Road, pass the former Council Office site, taking the turning right to the four way traffic lights. Head straight up on to Edgecumbe Road, known locally as Hospital Hill. Follow the road up and on the brow of the hill take the turning right in to Woodside. After approximately 50 yards, turn right on to Higher Woodside where number 17 Higher Woodside can be located on the left hand side of the road. There is ample parking for viewers on the drive to the left hand side of the property. Viewers must not park on the left hand side drive, this belongs to the property to the left.

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

Upvc double glazed front door with upper obscure patterned glazing allows external access into entrance hall.

Entrance Hall
8'7" x 8'1" (2.63 x 2.48)

Carpeted flooring. Carpeted stairs to first floor. Doors through to kitchen, lounge/diner. An additional door opens to provide access into the understairs cupboard. Textured ceiling. Wall mounted updated electric heater. Telephone point.

Kitchen
11'10" x 8'1" (3.63 x 2.48)

Upvc double glazed window to front elevation and Upvc double glazed door to side elevation with upper obscure glazing. Matching wall and base kitchen units, roll top worksurfaces, stainless steel sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Part tiled walls. Tile effect flooring. Serving hatch through to lounge/diner. Door opens to provide access to larder. Textured ceiling.

Lounge/Diner
20'11" x 12'5" (6.40 x 3.79)

Upvc double glazed sliding patio doors to rear elevation allowing access through to conservatory. Further Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Carpeted flooring. Focal electric real flame effect fire set within decorative surround. Artexed ceiling. Serving hatch back through to kitchen. Wall mounted electric night storage heater. Television aerial point.

Conservatory
9'11" x 6'7" (3.04 x 2.03)

Upvc double glazed sliding patio doors to rear elevation with full length glazed panel, the remainder of the rear, right and left elevation are in the form of sealed glazed units with high level opening windows above.

Landing
12'5" x 5'0" - max (3.79 x 1.53 - max)
Doors to bedrooms one, two, three, WC and Bathroom. Carpeted flooring. Additional door opens to provide access to the airing cupboard housing the hot water tank. Textured ceiling. Loft access hatch.

Bedroom Three
9'4" x 7'5" (2.87 x 2.28)

Upvc double glazed window to rear elevation. Carpeted flooring. Textured walls. Textured ceiling. Double doors open to provide access to useful in-built wardrobe.

Bedroom One
11'3" x 9'4" (3.43 x 2.85)

Upvc double glazed window to rear elevation. Carpeted flooring. Textured ceiling. Twin doors open to provide access to useful in-built wardrobe.

Bedroom Two
11'2" x 8'2" (3.42 x 2.50)

Upvc double glazed window to front elevation. Carpeted flooring. Textured ceiling.

W.C.
5'10" x 2'5" (1.79 x 0.76)

Upvc double glazed window to front elevation with obscure glazing. Low level flush WC. Carpeted flooring. Textured ceiling.

Bathroom
7'10" x 4'7" - max (2.40 x 1.41 - max)

Upvc double glazed window to front elevation with obscure glazing. Matching two piece green bathroom suite comprising pedestal hand wash basin and panel enclosed bath with wall mounted mains fed shower over. Tiled walls to water sensitive areas. Carpeted flooring. Textured ceiling.

Outside

Upon entering Woodside the right hand turn leads you to Higher Woodside. The property is located part way along this road on the left hand side towards the end of the no through road.

To the front is an area of lawn with boundaries clearly defined. To the left hand side of the front garden a generous drive provides off road parking for numerous vehicles and provides access to the garage.

Access through into the kitchen via a side door and a further wooden gate provides external access to the enclosed rear garden.

Garage
16'2" x 8'9" (4.93 x 2.67)

With metal up and over garage door.

Either accessed via the side gate or from the conservatory is the enclosed rear garden. Laid to lawn with paved walkway directly off the rear with granite chipped area, to the left hand side a hard standing walkway flows past the side of the garage providing access to the rear of the garden. Laid to lawn with a number of established plants and shrubs.

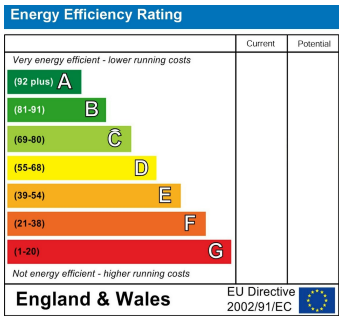
Council Tax Band - B

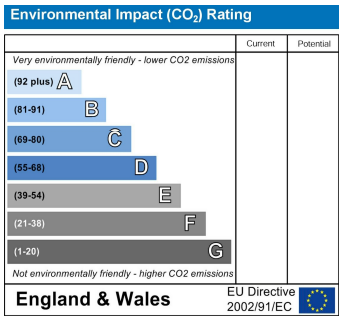
Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

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

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

Agents Notes
Probate has been Granted.





GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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