



MAY WHETTER & GROSE

3 MONTANA VILLAS , SCREDDA, PL25 5RY GUIDE PRICE £245,000



THIS IS A SURPRISINGLY SPACIOUS 3 BEDROOM OLDER STYLE HOUSE OFFERING WELL PROPORTIONED FAMILY SIZED ACCOMMODATION, GOOD SIZED GARDEN AND PARKING.

THE ACCOMMODATION IN BRIEF COMPRISES OF ENTRANCE HALL, LOUNGE WITH WOOD BURNER, FRENCH DOORS OPENING TO DINING ROOM, FRENCH DOORS OPENING TO UTILITY ROOM/WC AND KITCHEN. TO THE FIRST FLOOR ARE 3 BEDROOMS, THE FRONT 2 BEDROOMS ENJOY A DISTANT COUNTRYSIDE AND COASTAL VIEW AND FAMILY BATHROOM INCORPORATING SEPARATE SHOWER CUBICLE. THE PROPERTY ALSO HAS DOUBLE GLAZING AND LPG GAS CENTRAL HEATING.

THE GARDENS TO THE REAR ARE ANOTHER SURPRISING FEATURE, BEING OF GOOD PROPORTIONS, WELL ENCLOSED AND SECLUDED. THERE IS A PARKING HARDSTANDING AREA CLOSE BY WHICH PROVIDES PARKING FOR ONE/TWO VEHICLES, ALONG WITH PRIVATE PARKING FOR ONE CAR AT THE FRONT OF THE PROPERTY.

THIS PROPERTY PROVIDES A PRACTICAL AND INTERESTING ALTERNATIVE TO A MORE MODERN HOUSE/SETTING AND APPOINTMENTS TO APPRAISE ARE ADVISED. EPC - F



Location

Within easy reach of a good range of facilities within St Austell town centre which is situated approximately a mile 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 10 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 17 miles from the property.

Directions

There are numerous ways to get to the property however, from St Austell town head along Tregonissey Road past the college at the junction turn left onto Treverbyn Road follow the road up to the mini roundabout and over, heading up towards the distributor road, just before this you will find a turning on your left, take this and continue until the next left hand turn, turn left here and the property is on your right hand side. A board will be erected for convenience.

Accommodation

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

Front Entrance

Part patterned glazed front entrance door to entrance vestibule.

Entrance Vestibule

Part patterned glazed hard wood door to hallway.

Hallway



Good immediate reception area. Radiator. Staircase to the first floor with attractive handrail balustrade and two enclosed cupboards under, both having an electric light. Doors leading off to lounge, dining room and kitchen. Laminate laid flooring.

Lounge

12'9" x 10'11" (3.91m x 3.35m)



Fitted wood burner with antique style timber mantle surround. Picture rail and dado rail decoration. Window to the front. Radiator. TV aerial socket. Double small panel glazed doors opening to dining room.

Dining Room

11' 0" x 9' 8" (3.35m x 2.95m)



plus recessed display and storage cabinets to either side of fireplace with timber fireplace mantle surround housing "living flame" LPG gas fire. Two wall light points. Glazed door to hallway. Open walk through to utility.

Utility

9' 8" x 6' 0" (2.95m x 1.83m)



This room provides a useful utility area or could be utilised as additional sitting/garden room. Ceramic

tilled flooring. Radiator. Door and full height window enjoying rear garden outlook. Door to kitchen. Door to cloakroom.



Cloakroom

Close coupled WC. Wash hand basin. Extractor fan

Kitchen

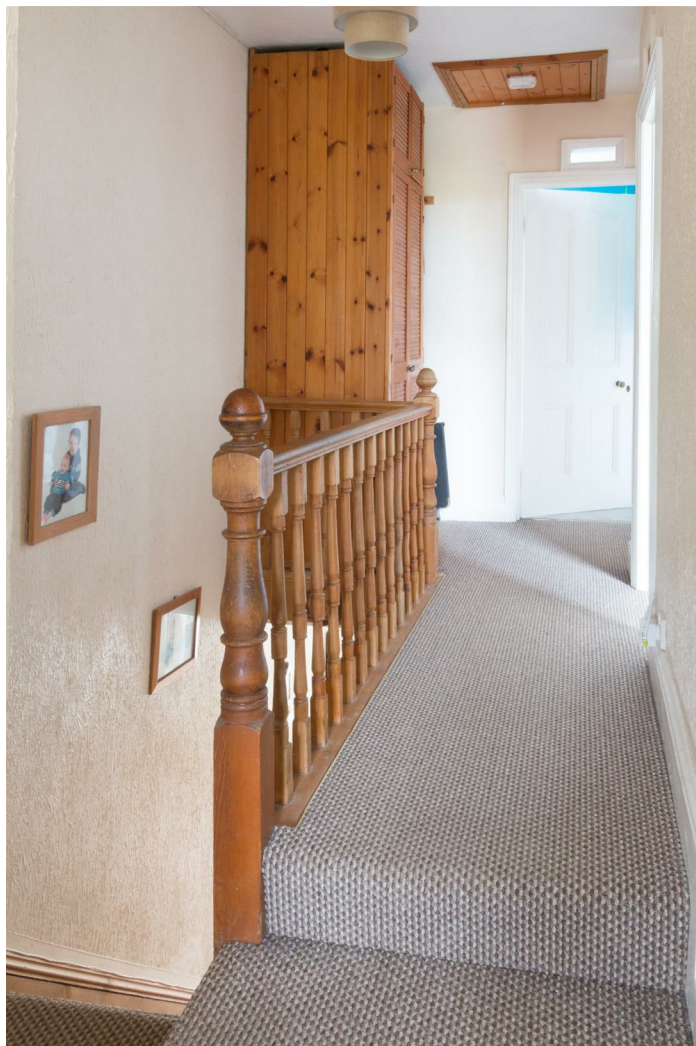
9' 8" x 7' 2" (2.95m x 2.18m)



Fitted with a good range of white fronted base and wall units with wood working surface over, incorporating inset sink unit, stainless steel finished

eye level double electric oven, four burner hob with hood over. Integrated refrigerator and integrated freezer. Ladder style radiator. Window to the rear enjoying garden outlook.

First Floor Landing



Timber balustrade to staircase reveal. Access hatch to roof space. Doors off to all three bedrooms and bathroom. Double doors to cupboard and cold air circulation filter.

Loft

Extendible loft ladder fitted and fully boarded out for storage. Agents Notes: The vendors has informed us they had planning permission to convert the loft, this has now lapsed. Should you wish to convert the loft it is advised you contact the Cornwall Council Planning Department to obtain relevant consents/permissions.

Bedroom 1

12' 3" x 10' 0" (3.73m x 3.05m)



Old cast fireplace setting. Window to the front commanding distant coastal and headland views. Radiator.

Bedroom 2

11'6" x 9'8" -maximum (3.51m x 2.95m -maximum)



including full width built in mirror fronted wardrobe range which incorporates combination gas fired boiler. Window to the rear. Radiator.

Bedroom 3

8' 8" x 6' 5" (2.64m x 1.96m)

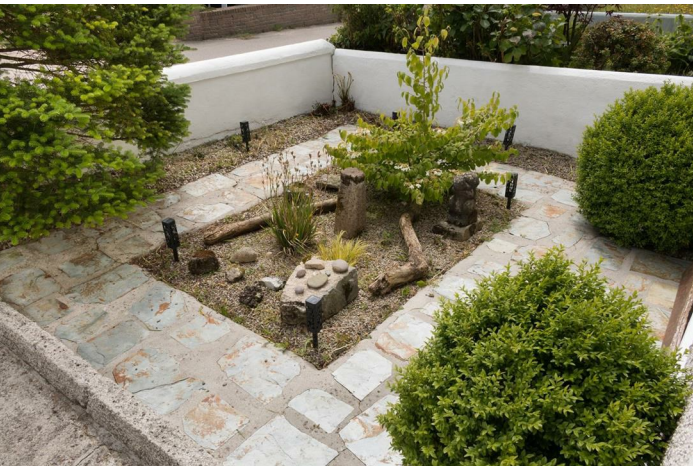
Window to the front commanding distant coastal and headland views. Radiator.

Bathroom
9' 4" x 6' 10" (2.84m x 2.08m)



White suite comprising bath with tiled surround, fully tiled shower cubicle with glazed shower screen, pedestal wash hand basin and close coupled WC. Half wall tiling. Radiator. Two wall light points. Extractor. Timber laminate flooring. Patterned glazed window to the rear.

Outside

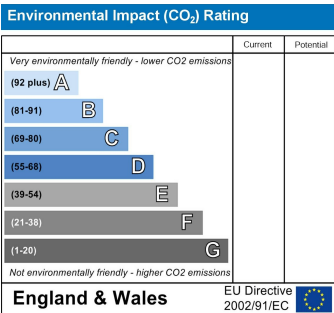
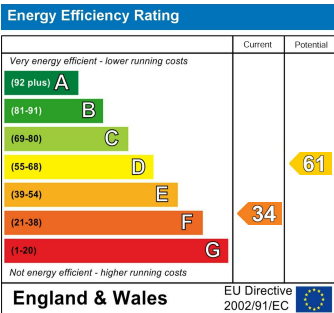


Main gardens extend to the rear. To the front is a walled garden with patio and shrub beds, gate and pathway to the front entrance. Private allocated on street parking adjacent to the front boundary wall. The rear gardens are of good proportions and are well enclosed providing immediate paved patio, garden tap and storage locker. The garden continues with an expanse of lawn with shrub borders, onto a raised patio and decking area, the whole being well enclosed with timber fencing and hedging to boundaries. A gate and pathway leads to the rear storage area with pathway which is shared with immediate neighbour along the terrace and leads to the parking hardstanding facility close by. Block built store with power connected. Garden tap. Storage area for LPG cylinders.



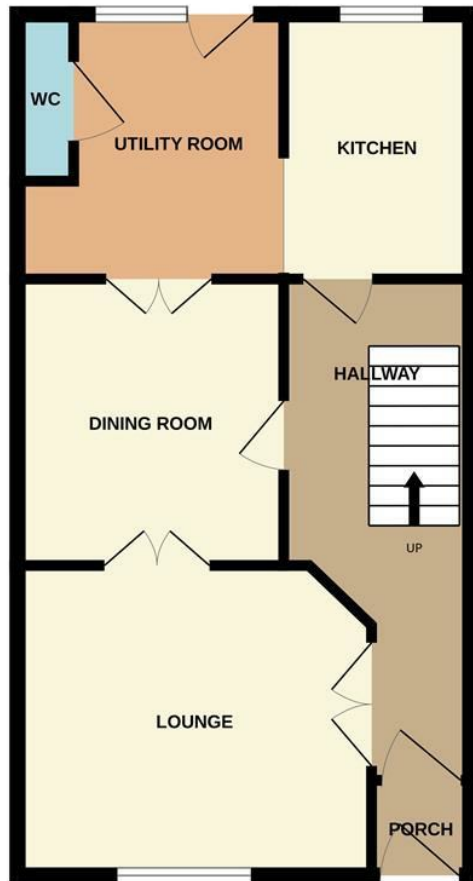
Agents Notes
Number 2 Montana Villas has a right of way across the path at the far end of the garden of Number 3. The rear of the property is accessed across the neighbours driveway in common with other neighbours. Number 3 has access on foot only at all times for any purpose.

Council Tax Band - B





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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