

# MAY WHETTER & GROSE

**12 WEDGEWOOD ROAD, ST. AUSTELL, PL25 3HY**  
**GUIDE PRICE £260,000**



OFFERED WITH NO ONWARD CHAIN AND LOCATED IN A QUIET CUL-DE-SAC POSITION WITHIN THE MUCH SOUGHT AFTER HOLMBUSH AREA AND SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS IS THIS LOVELY SEMI-DETACHED HOME WHICH BENEFITS FROM LOUNGE/DINER, KITCHEN, GOOD SIZE CONSERVATORY, TWO DOUBLE BEDROOMS AND SHOWER ROOM. DRIVEWAY PARKING AND GARAGE TO THE SIDE. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THIS FABULOUS POSITION AND THE BEAUTIFUL GARDENS.

EPC - C



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St Austell town offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. A secondary education college is located on the outskirts of the town. 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:**

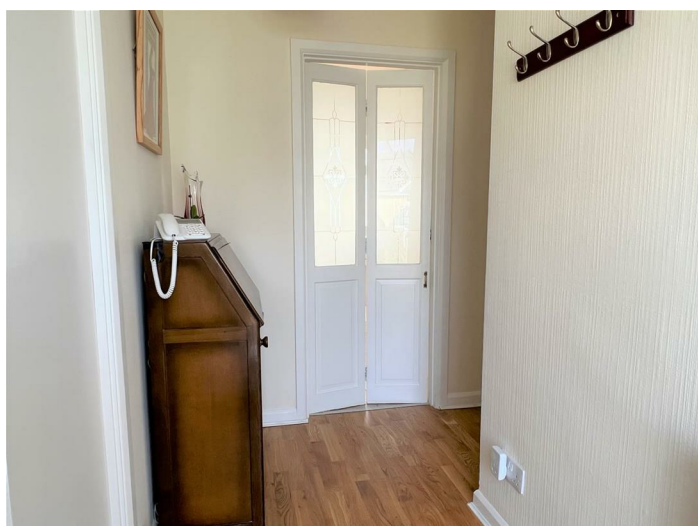
From St Austell head out onto the A390 heading towards the Holmbush area. At the traffic lights by Tesco turn left here onto Daniels Lane the Holmbush complex of shops will be on your left hand side, Tesco and Lidl on your right. Carry on up taking the second left hand turn into Doulton Road, go along approximately 100 yards turn right onto Wedgewood Road, head up and the property will be up on the right hand side towards the end of the cul-de-sac. 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.

To the side the driveway, also a pedestrian wrought iron gate with pathway to the front entrance porch with double glazed door and side windows. Tiled flooring and polyurethane roof. Single glazed obscure door into entrance hall. Finished with a cream wall surround and light wood effect laminated flooring.

#### **Entrance Hall:**



Continuing into the inner hall there is access into the loft and doors to all living accommodation.

#### **Lounge/Diner:**

10'0" x 20'4" (3.07 x 6.22)



With double glazed window to the front and larger double glazed window to the rear both enjoying outlooks over the well kept gardens. Two wall mounted radiators also a recessed wall area and serving hatch. Finished with laminated wood flooring. Bio fold door leading into kitchen.







### **Conservatory:**

15'11" x 7'6" (4.87 x 2.31)



Finished with tiled flooring. Offering a bank of double glazed windows surround with some quarter openings offering an outlook over the gardens and opaque polycarbonate roof. Windows also having pull back vertical blinds. A room you can use all year around as there is a radiator and power sockets together with plumbing for white good appliances. There is a door to the side with a roller blind that opens out onto the beautiful gardens.

### **Kitchen:**

10'3" x 7'0" maximum (3.13 x 2.15 maximum)



Comprising a range of light patterned fronted wall and base units complimented with roll top laminated work surfaces and tiled splashback. Work surface incorporates one and half bowl stainless steel sink and drainer. There is insert space for a cooker and under unit space for a fridge. Wall mounted radiator. Finished with tiled flooring. Double doors opening through into an airing cupboard which houses the boiler with slated shelving beneath.

Benefitting from double glazed window and door that open into the conservatory.

### **Bedroom:**

9'11" x 10'3" (3.03 x 3.13)



Located to the rear. Wall mounted radiator and warm coloured carpet. Benefits from floor to ceiling glass mirrored fronted built-in wardrobes and a single glazed opening window into the conservatory and beyond looking through to the garden.





### Bedroom:

9'8" x 8'0" (2.96 x 2.46)



The second double bedroom, located to the front having double glazed window with radiator beneath. Similarly decorated to the previous bedroom.

### Shower Room:

6'2" x 6'8" (1.89 x 2.04)



Offering a white suite comprising Low Level WC, hand basin and bio fold door into one and half size shower cubicle with wall mounted shower system. Finished with a two tone fully tiled wall surround with decorative border and tile effect vinyl floor covering. Finishing touches of chrome heated towel rail, wall mounted vanity mirror and obscure double glazed window to the front with roller blind above.

### Outside:



To the front there is an open driveway with parking for approximately 3 to 4 vehicles which leads to the garage offering up and over door.

The front garden has a central pedestrian pathway bordered by areas of open lawn and attractive planted borders.



The rear garden accessed from the conservatory, opens out onto a paved patio area with outside tap. Latch wood gate giving access to the side and there is Upvc door into the garage.

Gentle step lead up onto the further patio areas with pathway surround with central lawns and attractive planted borders offering an array of shrubs and flowers. This area offers a great deal of sun throughout the day. In the corner there is a timber shed.



**Garage:**  
7'9" x 15'10" (2.38 x 4.85)

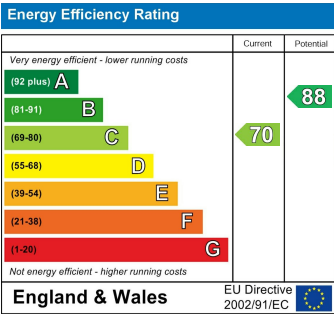


Up and over door and offering both power and light.



**COUNCIL TAX: C**

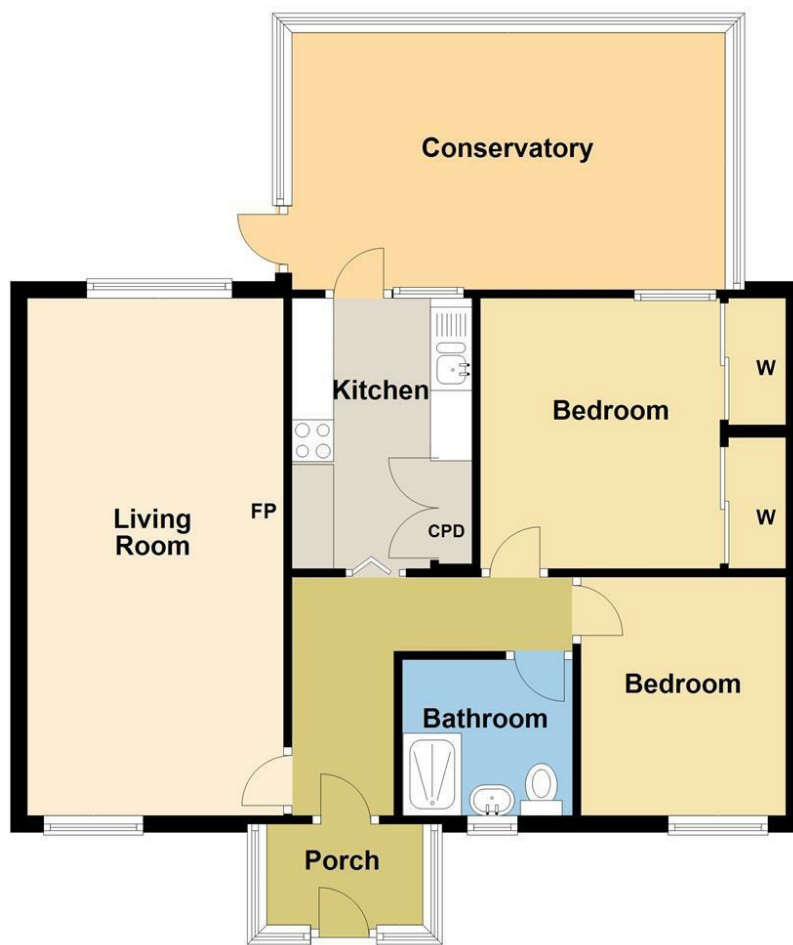








## Ground Floor



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