

MAY WHETTER & GROSE

6 MOUNT PLEASANT, ST BLAZEY, PL24 2NP GUIDE PRICE £225,000



A DELIGHTFUL CHAIN FREE END OF TERRACE CLASSIC CORNISH COTTAGE WITH TWO DOUBLE BEDROOMS, OFF ROAD PARKING FOR TWO VEHICLES TO THE FRONT AND AN ENCLOSED REAR GARDEN WITH A SPACIOUS 5.9M X 4.7M OUTBUILDING LOCATED TO THE REAR. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITH UPVC DOUBLE GLAZING THROUGHOUT AND GAS FIRED CENTRAL HEATING. A VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS WELL POSITIONED, TUCKED AWAY LOCATION COMMANDING FINE ELEVATED VIEWS. EPC - D



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Situated on the outskirts of Par which is an extremely popular village with an excellent range of local amenities including doctors, supermarket, hairdressers, library, chemist, post office, general stores, public houses and mainline railway station. There are two Primary schools within easy reach and a large sandy beach/. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The recently regenerated St Austell town centre is approximately 4 miles away and offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets.

Directions:

From St Austell head out on the A390 past Holmbush Tesco on the left. Follow the road along past Holmbush Inn on the left and through the traffic lights at the bottom of the North Eastern Distributor Road. Head straight on at the roundabout, past the Britannia public house on the right. Head up the hill, past Mid Cornwall Gallery and St Marys Church on your right into St Blazey Gate. Continue past Leek Seed Methodist Church on your left hand side and the Beautician, Garage and Four Lords pub on the right. Follow the road along until you get to the traffic light junction after the average speed cameras. Follow the road as it bears to the left. Turn left onto Cornhill Road then take the second right turn on to Mount Pleasant. The property is located on the left hand side of the no through road with parking in front of the property.

Accommodation:

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

Upvc double glazed door with upper pattern obscure glazing with inset stain glass detailing allows external access into entrance porch.

Entrance Porch:

6'6" x 2'9" (2.00m x 0.85m)



Upvc double glazed windows to right, left and the remainder of the front elevation. Wood effect laminate flooring. Part wood panelled walls. Hard wood door with inset single glazed leaded detailing allows access into lounge/diner.

Lounge/Diner:

18'4" x 14'8" (5.59m x 4.48m)



(maximum measurement)

A delightful twin aspect room with Upvc double glazed windows to front and side elevations. Wood burner stove set within chimney recess with decorative wooden surround, mantle and tiled hearth. Wood effect laminate flooring. Bespoke inbuilt wood shelving. Television aerial point. BT Openreach telephone point. Two radiators. Exposed ceiling beams. High level mains enclosed fuse box. Open back stairs to first floor with open storage recess below. This room comfortably fits two sofas with ample space for an additional dining table. Agents Note; some of the power points have USB charging points. Door to kitchen.



First Floor Landing:
8'4" x 5'9" (2.55m x 1.76m)



Doors off to double bedrooms one and two. Door to family bathroom. Carpeted flooring. Radiator. Loft access hatch.

Bedroom One:
14'7" x 9'8" (4.46m x 2.95m)



A tremendous principle bedroom with two Upvc double glazed windows to front elevation affording truly spectacular and far reaching views over the surrounding area. Carpeted flooring. Focal original cast iron fireplace set within decorative surround. Two radiators.

Kitchen:
13'3" x 8'9" (4.04m x 2.67m)



Upvc double glazed window to rear elevation overlooking the rear garden. Upvc double glazed door to side elevation allowing external access with upper pattern obscure glazing. Matching wall and base kitchen units finished in cream high gloss. Roll top worksurfaces with matching splashbacks. One and a half bowl stainless steel sink with matching draining board and central mixer tap. Space for gas cooker with glass splashback and fitted extractor hood above. Space for fridge freezer. Space for washing machine. Radiator. Tiled flooring. Door opening to provide access to inbuilt storage void housing the combination mains gas fired central heating boiler, continuation of the tiled flooring inset. Internal single glazed window providing natural light from lounge/diner.



Bedroom Two:

13'3" x 8'9" (4.05m x 2.69m)



A delightful twin aspect second bedroom with two Upvc double glazed windows to rear elevation overlooking the rear garden and a further Upvc double glazed sealed unit window to left hand side. Carpeted flooring. Radiator.

Outside:

Proceeding up Mount Pleasant and located on the left hand side of the road. To the front a hardstanding area offers parking for two to three vehicles. To the right hand side is the terraces shared walkway providing access to the rear garden for this property and the attached properties to the left hand side.



Wood frame single glazed window to side elevation. Matching four piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal ceramic hand wash basin, panel enclosed bath and separate shower enclosure with glass shower door and wall mounted electric shower. Tiled walls to water sensitive areas. Wood effect laminate flooring. Wall mounted electric light. Radiator. Upon entering the room there is a square area of carpet a step leads up to provide access to the wood effect laminate flooring.



Either accessed via the side walkway or off the door from the kitchen. Immediately to the rear of the property there is a right of way walkway providing access to the other properties in the terrace, opposite this, steps lead up to provide access to the rear garden. Agents Note; these steps are also shared with the property's to the left hand side and provide access to their garden. The rear garden is set into two areas of lawn with the lower section offering a granite chipped planting bed to the front with

hardstanding walkway. Wire fencing to the left and elevated stone wall to the right hand side. The hardstanding walkway flows up the left hand side of the garden providing access to the elevated area of lawn. Enclosed with stone wall to the right hand side and evergreen fencing to the left. The walkway flows around the rear of the garden and provides access to the spacious outbuilding.



Outbuilding:
19'4" x 15'6" (5.90m x 4.74m)



Upvc double glazed door to front providing external access with upper obscure glazing and further Upvc double glazed window to front elevation. This spacious outbuilding is a massive selling point and adding light and power would likely suit a number of uses.

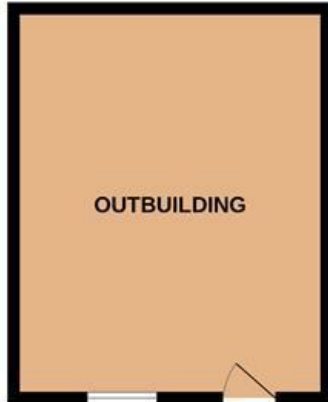


Council Tax: B

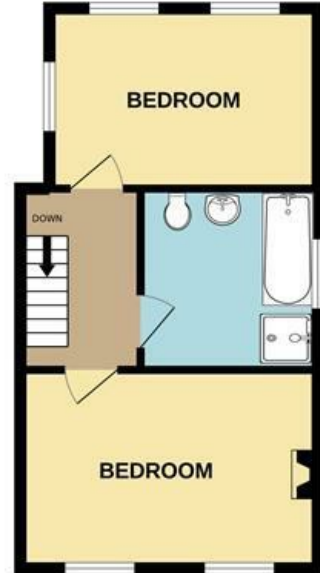
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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