

MAY WHETTER & GROSE

8 GLOUCESTER AVENUE, CARLYON BAY, PL25 3PS
GUIDE PRICE £385,000



LOCATED A SHORT DISTANCE FROM CARLYON BAY BEACH AND COASTAL FOOTPATH IS THIS VERSATILE FOUR BEDROOM LINK DETACHED FAMILY RESIDENCE. LOCATED IN A QUIET CUL-DE-SAC POSITION WITHIN THE MUCH SOUGHT AFTER CARLYON BAY AREA. BENEFITING FROM BEING NEAR BOTH PRIMARY AND SECONDARY SCHOOLS AND THE LOCAL AMENITIES AND SUPERMARKETS AT HOLMBUSH. THOUGHTFULLY DESIGNED AND LAID OUT, CURRENTLY INCORPORATING KITCHEN, OPEN LIVING AREA, BATHROOM AND UTILITY/OFFICE AREA. AMPLE DRIVEWAY PARKING FOR NUMEROUS VEHICLES, BOAT AND MOTORHOME, TIERED LOW MAINTENANCE REAR GARDEN INCORPORATES NUMEROUS SEATING AREA, IDEAL FOR ALFRESCO DINING AND ENTERTAINING WITHIN A GOOD DEGREE OF PRIVACY. VIEWING IS ESSENTIAL TO APPRECIATE ITS POSITION AND FINISH THROUGHOUT. EPC - E



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: 0172673501
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, the renowned 2* Austells restaurant and a 4* hotel with two restaurants, Indian and Chinese restaurants. Charlestown is a popular Georgian harbour side village, which can be accessed from a coastal footpath opposite the property, and is situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats and several tall ships, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers and The Eagle Has Landed, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses.

Directions:

From St Austell town head out on the A390 to Holmbush, past Tesco on the left to the traffic lights. Turn right and head up the road, under the viaduct. Turn left towards Carlyon Bay and along over the speed calming humps, past the cemetery on the right and Charlestown Primary School on the left. Continue past Sea Road on the right and Chatsworth Way on the right. You will see a row of apartments on the right hand side and a turning on the left hand side just before the shops and into Gloucester Avenue. Take the turning into Gloucester Avenue and the property will appear on the right. 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 front the ample driveway parking with raised planted border and stone pebble base front garden to the side that leads to a attractive front door with frosted glazed side panels leading into entrance porch.

Entrance Porch:

Double glazed windows to both sides with slates sills. Hard wearing wood effect floor covering. Internal obscure Upvc coloured door into inner hall.

Inner Hall:

Wood effect flooring through into the kitchen, main living area and further inner hallway leading to the bedrooms. Open arch leads into kitchen.

Kitchen:

13'5" x 7'6" (4.10m x 2.29m)

(maximum measurements over worksurfaces)

Large double glazed window to the front with pull back vertical blinds. The kitchen comprises a range of light wood fronted wall and base kitchen units

complemented with darkened polished laminated worksurfaces with matching splashback incorporating stainless steel sink and drainer with mixer tap. Large range five ring hob with hot plate, double size extractor above and colourful glass splashback. Under unit space and plumbing for washing machine and dishwasher. Recess for large American fridge freezer. Door into airing cupboard housing the hot water cylinder and shelving. Door into main living area.

Main Living Area:

11'10" x 17'10" plus 16'0" x 6'5" (3.63m x 5.44m plus 4.88m x 1.96m)



This has been extended. The main living area incorporates a multi burner set onto a raised hearth into recess. Further slate display sill above. To the rear is a bank of both double glazed doors with windows to the sides and low display sill leading out onto the garden area and an obscure glazed door into the former garage which is now an additional bedroom.





Bathroom:

8'4" x 5'4" (2.55m x 1.65m)



(maximum measurement over bath)

Comprising a white suite of low level WC and hand basin set into a white glass vanity storage unit with polished laminate marble display sill above. Speckled bath sheet panel wall surround. Bath with curved glazed shower screen and integrated wall system. Obscure double glazed window with display sill. Chrome heater towel rail. Polished marble effect tiled flooring. Recess spotlights.

Bedroom:

7'6" x 14'7" (2.29m x 4.47m)



Double glazed window to front elevation. Carpeted flooring. Wall mounted electric heater.

Further obscure glazed wood panel internal door leads into the office/utility area.

Office/Utility Area:

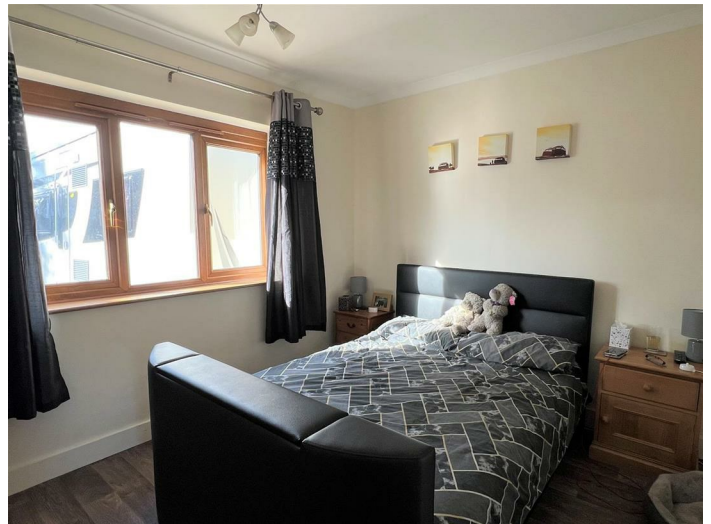
11'1" x 7'0" (3.38m x 2.14m)

Carpeted flooring. Two double glazed windows looking out over the garden area.

Off the main living space is an internal glazed wood door leading into further inner hallway.

Principle Bedroom:

8'7" x 11'6" (2.64m x 3.52m)



(measurement plus small recess with storage above) Double glazed window to front elevation. Wood effect floor covering. Door into storage cupboard with shelving. Loft access.

Bedroom:

7'9" x 9'4" (2.37m x 2.86m)



Good size double glazed window with deep display sill enjoying an outlook down over the garden. Carpeted flooring. Open recess wardrobe hanging space with open shelving above.

Bedroom:

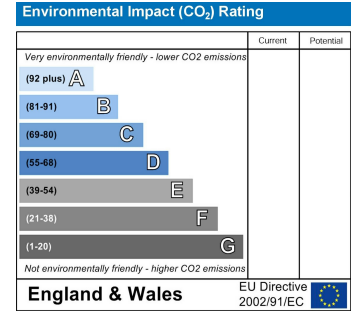
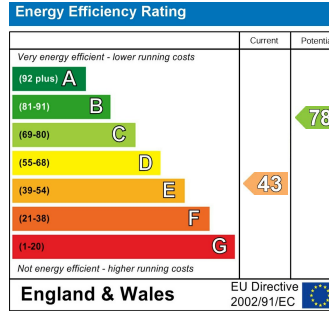
7'7" x 7'11" (2.33m x 2.43m)



Large double glazed window to the rear with deep display sill. Wood effect flooring.

Outside:

The property is set back from the cul-de-sac with a wide open tarmac driveway with parking for numerous vehicles. To the left there is gated access leading around the rear garden, this can also be accessed from the main living area that leads out onto a covered raised veranda, ideal for outside seating with glass insert surround and handrail. Further steps to the side and central steps down onto a raised timber decking area. Additional raised seating areas into the far corner with a Bar and some astro artificial grass coverings. To the bottom left hand corner an open storage facility and low maintenance stone pebbled base.



GROUND FLOOR
1074 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.

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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