



MAY WHETTER & GROSE

42 CHISHOLME COURT, ST. AUSTELL, PL25 4UG
GUIDE PRICE £135,000



**** VIDEO TOUR AVAILABLE UPON REQUEST ****

A WELL POSITIONED CHAIN FREE END OF TERRACE BUNGALOW WITH TWO BEDROOMS, AVAILABLE TO THOSE AGED OVER 55, AND CAPABLE OF INDEPENDENT LIVING. FURTHER BENEFITS INCLUDE A PATIO TO THE REAR, UPVC DOUBLE GLAZING, ELECTRIC HEATING AND GENEROUS INTERNAL STORAGE. THE PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE. EPC - E



St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre. 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:

From St Austell head up East Hill to the traffic lights, turning right onto Eastbourne Road. Follow the road along towards Sawles Road. As the road bears around to the right there is a turning on the right into Belmont Road. Take this right hand turning and after approximately 100 yards turn left. Parking is available within the communal areas. Access can be via the main entrance or via the double glazed.

Accommodation:

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

Hardwood door with single glazed patterned obscured glass allows external access into entrance hall.

Entrance Hall:

10'4" x 6'0" (3.16m x 1.85m)
(maximum measurement)

Doors off to bedrooms one, bedroom two/dining room, lounge/diner and bathroom. Carpeted flooring. Loft access hatch. Wall mounted electric heater.

Bedroom One:

10'9" x 10'1" (3.29m x 3.09m)



Wood frame single glazed curved window to front elevation. Carpeted flooring. Wall mounted electric heater. Telephone point. Three doors open to provide access to inbuilt storage with single door opening to provide access to shelved storage facilities and

double doors opening to provide access to shelved and hanging storage options. High level mains enclosed fuse box.

Bedroom Two/Dining Room:

9'10" x 7'7" (3.01m x 2.32m)



Wood frame single glazed window to front elevation. Carpeted flooring. Wall mounted electric heater. Telephone point. Twin doors open to provide access to inbuilt storage void offering shelved and hanging storage options.

Bathroom:

5'10" x 5'7", (1.79m x 1.72,)



Matching three piece bathroom suite comprising low level flush WC with dual flush technology, pedestal ceramic hand wash basin and bath with central mixer tap complete with fitted shower attachment. Tiled walls to water sensitive areas. Textured ceiling. Fitted extractor fan. Wall mounted electric heater. Carpeted flooring.

Lounge/Diner:

14'11" x 11'9" (4.57m x 3.59m)



A generous lounge with Upvc double glazed door to rear elevation with window to right and left hand side. Further Upvc double glazed window to rear elevation. Carpeted flooring. Wall mounted electric night storage heater. Television aerial point. Door opens to provide access to inbuilt storage void offering shelved storage facilities. Single door to the left hand side of the room provides access to the airing cupboard offering slatted storage options above the hot water tank with double doors to the left hand side offering access to additional inbuilt storage options. Arch allowing access to kitchen.

**Kitchen:**

7'0" x 8'2" (2.14m x 2.51m)



Upvc double glazed window to rear elevation affording distant countryside views. Matching wall and base kitchen units. Roll top work surfaces. Stainless steel sink with matching draining board. Tiled walls to water sensitive areas. Space for electric cooker with fitted extractor hood above. Tile effect vinyl flooring. Space for fridge freezer. Wall mounted electric heater. Agents note: The fridge freezer is available at separate negotiation and was purchased to specifically fit the space available.

Outside:

A major benefit of this property, and not available with the apartments in this development, the property to the rear offers a tremendous patio laid to paving. A delightful alfresco dining spot.

Agents Note: Service Charge

Two bedroom bungalows pay £236.00 per month which includes Ground Rent, Water, buildings insurance and all communal facilities and maintenance.

Residents in the bungalow have full access to the communal areas within the complex including the Laundry Room, please note no washing lines are allowed inside the bungalow..


Agents Note: Council Tax

Council Tax - B


Agents: Tenure

The property is Leasehold with the remainder of a 200 year lease which commenced 1986.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO₂) Rating

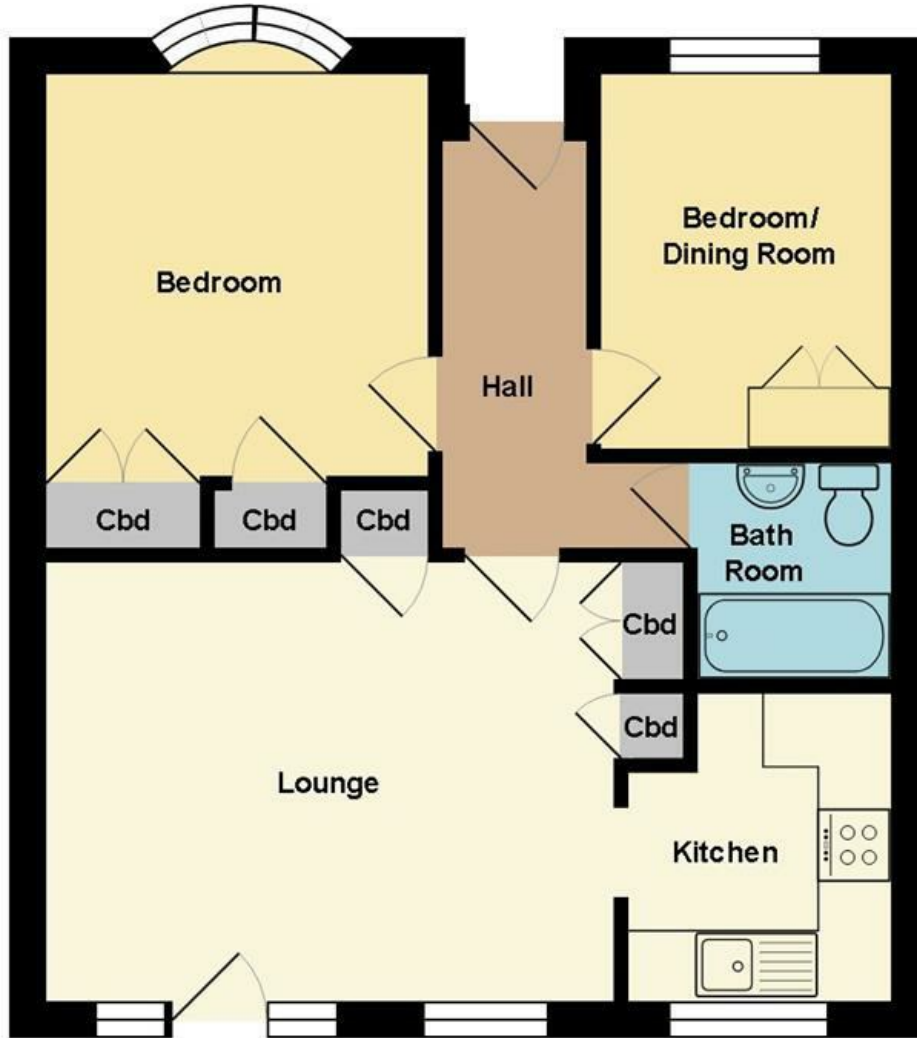
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and for display purposes only.

Ground Floor

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