



MAY WHETTER & GROSE

**71 CUDDRA ROAD, ST. AUSTELL, PL25 3GA**  
**GUIDE PRICE £375,000**



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

LOCATED A SHORT DISTANCE FROM ST AUSTELL BAY, THE COASTAL FOOTPATH AND THE HISTORIC PORT OF CHARLESTOWN AND WITHIN EASY REACH OF THE A390, LOCAL PRIMARY AND SECONDARY SCHOOLS AND TUCKED AWAY WITHIN A SMALL SELECT CUL-DE-SAC WITHIN THIS POPULAR RESIDENTIAL DEVELOPMENT. THIS ATTRACTIVE CORNER PLOT, DETACHED FAMILY HOME EXCEPTIONALLY PRESENTED THROUGHOUT, OFFERING THREE DOUBLE BEDROOMS, GENEROUS SIZED GARDENS PLUS GARAGE AND PARKING FOR TWO VEHICLES. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS POSITION AND GARDEN SPACE AND HIGH LEVEL OF FINISH THROUGHOUT. EPC - B



## Directions

From St Austell head out onto the A390, past Tesco on your left hand side, the Holmbush Inn on your left and Niles Bakery on your right heading towards St Blazey. As you go past Bucklers Lane also on your left hand side coming to the next set of traffic lights turn right onto the Devonshire Homes development. Follow the road up taking the first left hand turning and follow the road around past the next left hand turn it will sweep to the right and immediately left. Follow this along and at the right hand head along approximately 50 yards and the brick paved entrance to the cul-de-sac will appear on the right hand side. As you approach the property is the third property along on the left.

The attractive front can be seen immediately with part slate stone surround and covered front entrance with outside courtesy lighting and low level lawn borders to both sides.

Door through into Entrance Hall

## Entrance Hall



The high level finish can be seen immediately with a wood effect tiled flooring which continues through into the kitchen and dining area. Wall mounted radiator. Doors with chrome handles to all downstairs living space and one into a good size under stairs storage cupboard. Carpeted staircase with white spindles and oak handrail turning to the first floor.

## Cloakroom/WC

Comprising Low Level WC and floating hand basin with mixer tap with attractive tile splashback. Recess spotlighting. Ceiling extractor. Wall mounted radiator. Matching tile flooring that leads through from the entrance hall.

Door through into main Lounge

## Lounge

10'1" x 20'1" at maximum points (3.09 x 6.14 at maximum points)



Offering a great deal of natural light and dual aspect from a large double glazed window to the front with radiator beneath together with a set of double glazed doors at the rear opening out onto the paved patio area and onwards to the garden. Both with fitted blinds to front and rear. An additional wall mounted radiator to the side. An array of wall mounted sockets together with TV and Telephone points.

## Kitchen /Diner

8'7" x 18'3" at maximum points and over worksurfac (2.63 x 5.58 at maximum points and over worksurface)



Also offering dual aspect from double glazed window to the front within the kitchen area and doors leading out onto the rear garden. Having a wall mounted radiator within the dining area. TV point and double wall mounted sockets. Recess spotlighting throughout.

The kitchen comprises a range of colour fronted wall and base units with attractive handles complimented with laminated wood effect worksurfaces with matching splashback also incorporating a one and half bowl stainless steel sink and drainer with mixer tap. Four ring electric hob with integrated double oven beneath and extractor above with attractive tiled splashback. Integral appliances of dishwasher, fridge/freezer and washing machine.





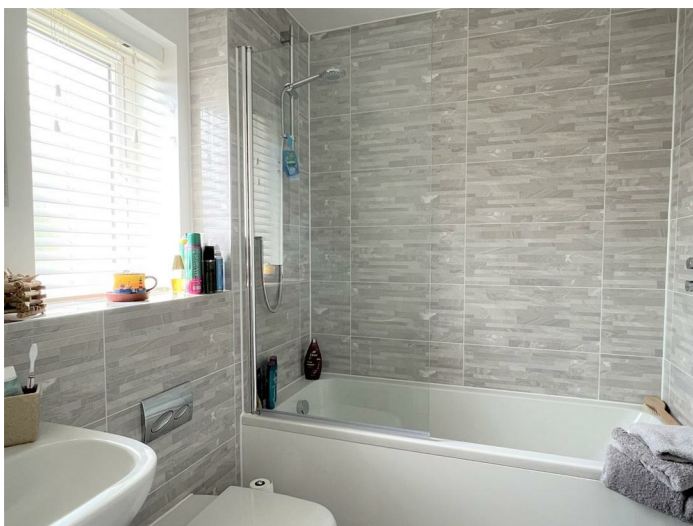
## 1st Floor landing



Turning carpeted staircase to the first floor with access through to the loft with benefit of an air recirculation system. Within the landing area there is also a large picture double glazed window with fitted blind enjoying an outlook over the rear garden area. Doors to all upstairs bedrooms and one into large airing cupboard housing the boiler system.

## Bathroom

6'10" x 6'2" (2.10 x 1.90)



A well presented family bathroom thoughtfully designed with the feeling of light and space enhanced by the attractive tiling and bright white wall surround. Offering low level WC with hidden cistern, hand basin with mirror above and panelled bath with curve glazed shower screen., along with a heated towel rail. A double glazed window with fitted blind, and a patterned flooring covering.

Door into the first of the three double bedrooms.

## Bedroom

8'9" x 8'5" (2.69 x 2.59)



Double glazed window with fitted blind with radiator beneath.

Door into Bedroom

## Bedroom

9'6" x 11'10" plus recessed built in wardrobe stor (2.90 x 3.62 plus recessed built in wardrobe storag)



Double glazed window with fitted blind and radiator beneath to the front. Benefitting from door into storage wardrobe with double hanging rail.

Door into principal bedroom

## Principal Bedroom

9'6" x 10'9" (2.90 x 3.29 )



Located to the front. With the added benefit of floor to ceiling built-in wardrobe storage. Double glazed window to the front with fitted blind and radiator beneath. Also benefitting from door into en-suite.

## En-Suite



Comprising double sized shower cubicle with slide back door with fully tiled surround with rain effect shower head and separate attachment. Low Level WC with hidden cistern and floating hand basin. Heated towel rail. Obscure double glazed window with fitted blind. Tiling continues at half wall level behind the WC and basin. An attractive floor covering.

## Outside



The property is approached by the brick paved entrance to the cul-de-sac which currently has an additional four main properties within. Located on a corner plot there is lawn borders to both sides of the front door, the rear garden is enclosed by strip wood fence panelling and a real selling point of this property is its rear garden.

Enjoying a great deal of sun throughout the day and into the evening, offering a reasonable degree of privacy. Offers a low lawn garden area.

Access through to the garage from the door to the side with a further latched gate giving access to the driveway where there is parking for two vehicles. There is also an outside tap.

## Garage

9'10" x 19'7" (3.00 x 5.99)

The garage itself also offers a larger than normal garage space with up and over door and high level eaves storage. Offers both power and light therefore ideal for white good appliances if needed or due to its size could store a car if required.


## Council Tax Band - C


## Agents Notes

Devonshire Homes will be organising a management company for the development. This is yet to be set up but there will be a month charge for the up keep of the communal areas.

The fitted carpets on the stairs landing and within the lounge and bedrooms will be included in the sale.

There are TV points in all bedrooms, and also benefits from mains fitted smoke detectors.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

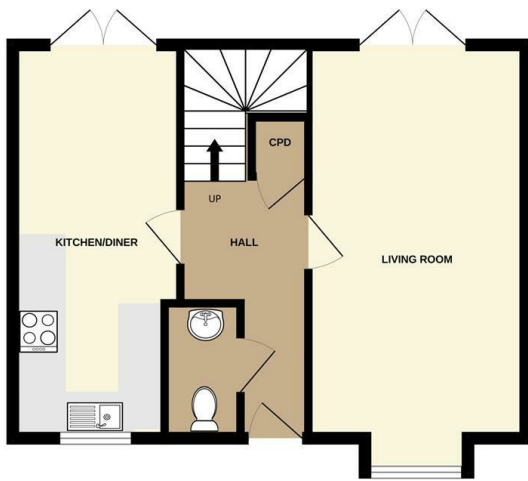
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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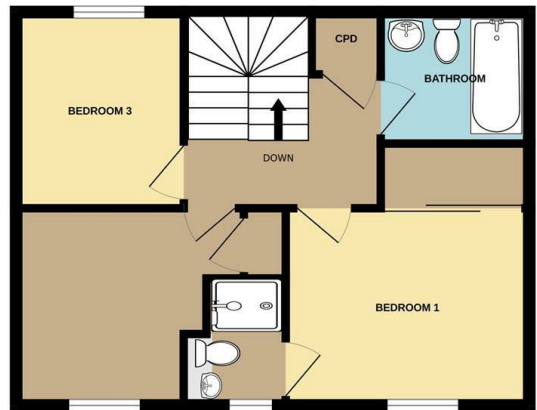




GROUND FLOOR



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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