



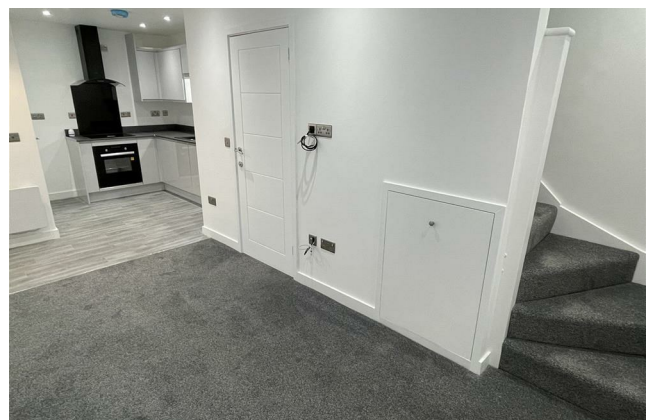
MAY WHETTER & GROSE

4 MARKET HILL, ST. AUSTELL, PL25 5QA
GUIDE PRICE £189,000



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

A WELL PRESENTED CHAIN FREE RECENTLY CONVERTED TWO BEDROOM DETACHED HOUSE. WITH ENCLOSED LOW MAINTENANCE COURTYARD TO THE SIDE WITH FURTHER BENEFITS INCLUDING AN OPEN PLAN KITCHEN/LOUNGE/DINER FINISHED TO A HIGH SPECIFICATION, GROUND FLOOR W.C., ELECTRIC HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. TWO BEDROOMS ON THE FIRST FLOOR AND SHOWER ROOM. AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS WELL POSITIONED PROPERTY LOCATED NEXT TO THE HISTORIC MARKET HOUSE BUILDING. EPC - D



Directions

Accommodation

Upvc double glazed door with upper obscure patterned glass detailing allows external access into entrance hall.

Entrance Hall

5'7" x 4'6" - maximum (1.72 x 1.38 - maximum)



Carpeted flooring. Door through to kitchen area. Mains enclosed fuse box. High level Telephone point. Data point feed. Aerial and satellite points including external points. Agents Note: This property is wired for an internal Cat 5E computer network and has an intruder alarm. Mains heat detector.

Kitchen

9'7" x 10'5" - maximum (2.93 x 3.20 - maximum)



With matching light grey high gloss wall and base kitchen units and benefitting from soft close technology and intelligent storage including corner carousel. Fitted four ring induction hob with glass splashback, fitted extractor hood above and electric oven below. Roll top work surfaces with matching splashback. Graphite sink with matching draining board and Dual mixer tap with plate washer hose .

Filtered water attachment ? Wood effect vinyl flooring. Space for fridge/freezer. Wall mounted electric heating in dining area. Wall mounted removeable panel provides access to the smart meter for the property. The kitchen also benefits from under unit lighting above the sink. Large opening through to Lounge.

Lounge/Diner

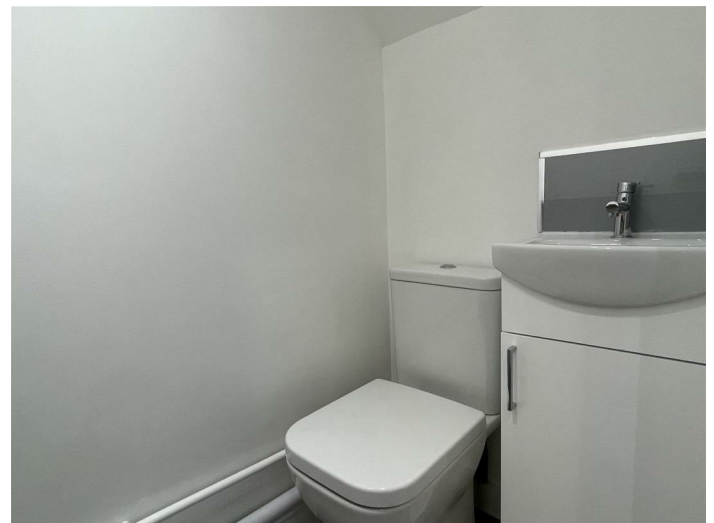
12'9" x 7'5" (3.89 x 2.27)



Upvc double glazed window to the front elevation. Upvc double glazed door with upper obscure patterned glass allows external access through to the enclosed courtyard. Door through to W.C. Carpeted flooring. Additional doors opens to provide access to the under stairs storage void. Wall mounted electric heater. Television aerial point. Computer network points. Agents Note: The two double plugs in this room offer USB charging points. In-built wiring offering the option of a wall mounted T.V with data point, television aerial and HDMI point inset and hidden.

W.C.

6'2" x 3'0" (1.89 x 0.92)

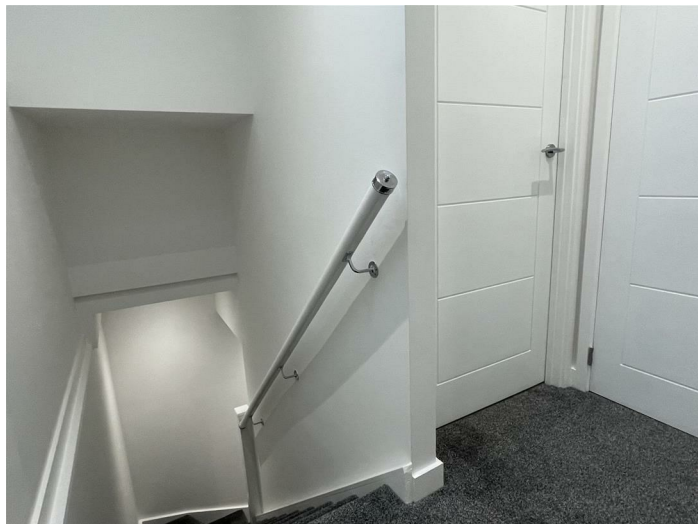


Low level flush WC with dual flush and soft close

technology. Ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Space, plumbing and electric for washing machine and tumble dryer with fitted extractor fan. Courtesy of a strip of continuation of kitchen work tops providing mounting options for the tumble dryer above the washing machine.

Landing

7'11" x 6'8" (2.43 x 2.04)



Carpeted flooring. Carpeted stairs. Ceiling mounted velux window providing natural light. Doors off to bedrooms one, two and shower room. To the right hand side of the stairs as you climb there is a deep display recess.

Bedroom Two

8'2" x 9'7" - maximum (2.51 x 2.93 - maximum)



Upvc double glazed window to front elevation. Carpeted flooring. Wall mounted electric heater. Again this room benefits from USB charging points set within the high level power points with additional television aerial and Cat 5 Data point. Mirroring the right hand side of the stairs as you climb this room offers an elevated display sill to the front left and rear elevations with a useful carpeted storage recess to the rear of the room lending itself well to a wardrobe/storage area. Loft access hatch, loft light.

Shower Room

4'9" x 4'2" (1.47 x 1.29)



Matching three piece shower suite comprising low level flush WC with dual flush and soft close technology, ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below and fitted shower enclosure with sliding shower doors and wall mounted electric shower. Water resistant cladding to water sensitive areas. Wood effect vinyl flooring. Heated towel rail. Fitted extractor fan. Wall mounted demister mirror and light with inset LED lighting.

Bedroom One

11'5" x 13'6" - maximum (3.48 x 4.12 - maximum)



Upvc double glazed window to front elevation. Carpeted flooring. Wall mounted electric heater. Cat 5 network points. Two of the double points offer inset USB charging points. Television aerial. Again this room offers high level display storage recesses to the rear, right and front elevations. A generous principal bedroom.

Outside



To the right hand side a dark grey wooden gate opens to provide access to the enclosed courtyard.

The enclosed courtyard as previously mentioned is either accessed via the wooden gate to the front or via the Upvc double glazed off of the lounge area, the enclosed courtyard offers low maintenance laid to tarmac with composite steps leading down off the lounge area. There is the benefit of an outdoor tap and pir led flood light. A blank canvas ripe for some display planting. This area also benefits from the addition of an external power point and as previously mentioned twin doors open to provide access back through to the front of the property. there is pre wiring for an EV charging point.

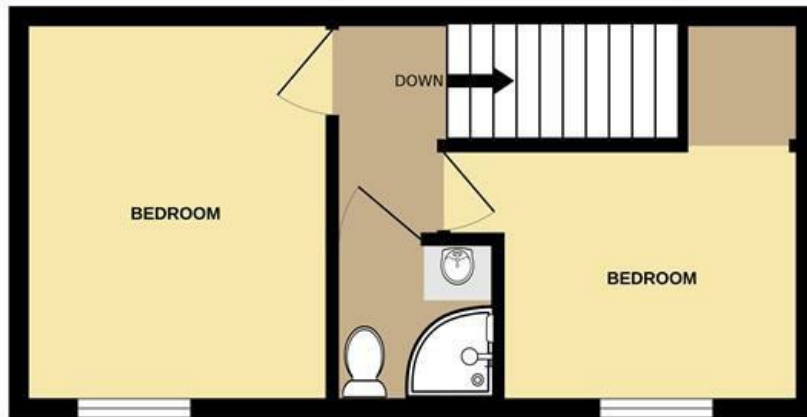
Council Tax Band - Awaited

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	



1ST FLOOR



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