



MAY WHETTER & GROSE

**33 WATERING HILL CLOSE, ST. AUSTELL, PL25 4QS**  
**GUIDE PRICE £220,000**



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

TUCKED AWAY WITHIN A QUIET CUL-DE-SAC POSITION CONVENIENTLY PLACED A SHORT DISTANCE FROM ST AUSTELL TOWN CENTRE, RAILWAY STATION AND LOCAL SCHOOLING IS THIS IMPECCABLY PRESENTED TWO DOUBLE BEDROOM FAMILY RESIDENCE. ENJOYING AN OUTLOOK OVER THE COMMUNAL GREEN AND PARKING AREA TO THE FRONT WITH ENCLOSED SUNNY ASPECT AND PRIVATE REAR GARDEN. THE PROPERTY ALSO BENEFITS FROM A LARGE CONSERVATORY TOGETHER WITH ADDITIONAL OUTBUILDING. INTERNALLY THE PROPERTY OFFERS LOUNGE/DINER, MODERN KITCHEN AND FAMILY BATHROOM. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS POSITION AND STANDARD OF FINISH THROUGHOUT. EPC - C



## Location

St Austell town centre is situated a short walk away and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 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 Town head up East Hill to the roundabout and carry straight on onto Alexandra Road, past the Spar shop on the right hand side. Take the next right into Watering Hill Close. Head along and as it widens at the end, take the right hand turn and the communal parking and green area will be seen. The property will be up towards the right hand corner, a board will be erected for convenience.

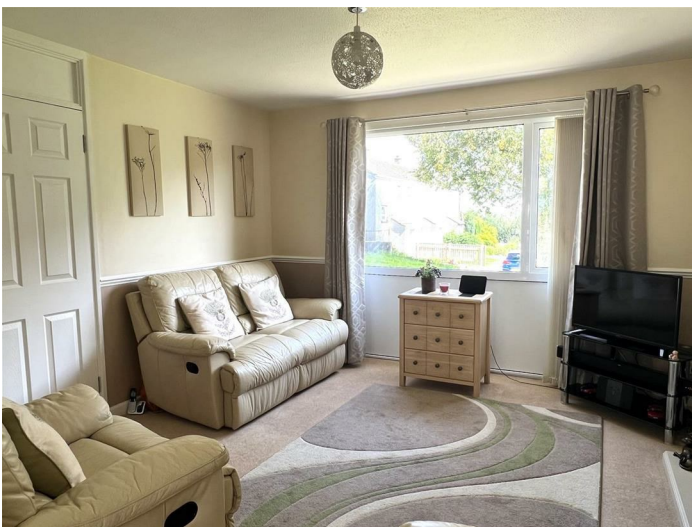
## Accommodation

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

A communal pathway leads to the front with obscure double glazed front door with matching side panel leading into a warm welcoming hallway, with carpeted flooring and staircase to the first floor. Wall mounted radiator and six panel white doors to lounge/diner, kitchen and a louvre door into good size understairs storage.

## Lounge

11'8" x 11'7" (3.56 x 3.55)



Enjoying a great deal of natural light and an outlook over the communal areas from a large double glazed window with pull back vertical blinds finished with a two tone painted wall surround with border. Open arch through into the dining area.

## Dining Area

9'8" x 8'11" (2.95 x 2.72)



The archway between the lounge and diner could also incorporate doors if needed. In the dining area there is a wall mounted radiator and similarly decorated to the lounge with the added benefit of sliding double glazed doors out into the wonderful addition of the conservatory to the rear. There is also a bi fold door into the kitchen.

## Kitchen

8'5" x 9'7" at maximum points (2.58 x 2.93 at maximum points)



A beautifully modern kitchen. Accessed from the entrance hallway and thoughtfully designed and laid out comprising a range of light cream gloss fronted wall and base units, complimented with coloured speckled roll top worksurface incorporating one and half bowl stainless steel sink and drainer with mixer tap. Space and plumbing for cooker with extractor above and attractive tiled splashback with further under unit space for dishwasher, washing machine and low level fridge. Above the sink a double glazed window with roller blind enjoys an outlook into the conservatory and onto the garden.

### Conservatory

7'9" x 17'2" at maximum points (2.37 x 5.25 at maximum points)



A fabulous addition to this home and has a bank of double glazed windows with roller blinds. A room that can be used all year round with hard wearing tiled flooring, double wall mounted sockets throughout and also has light. Central double doors lead out onto the wonderfully landscaped sunny aspect garden.

From the entrance hallway the carpeted staircase leads to the first floor landing with access to the loft. Double wooden doors into airing cupboard and six panel wood doors with obscure light panels above lead into both bedrooms and family bathroom.

### Family Bathroom

5'4" x 7'8" (1.64 x 2.36)



Comprising a white suite with low level WC, hand basin and curved corner bath with bi fold shower screen and shower over. All finished with part tiled wall surround with decorative borders and inserts. High level obscure double glazed window. Radiator and mosaic tile effect floor covering.

### Bedroom

9'8" x 10'2" (2.96 x 3.12)



Double glazed window to the rear with pull back vertical blinds and wall mounted radiator. A deep recess currently houses floor to ceiling wardrobes.

### Bedroom

7'8" x 14'7" (2.34 x 4.45)



The principal bedroom located to the front, with an outlook over the communal areas. Double glazed window with pull back vertical blind and radiator beneath. Also within deep recess are floor to ceiling wardrobes and there is also a six panel door into overstairs storage cupboard.

## Outside



leading to a paved patio. There is also a lawn which is enclosed by some attractive low level planted borders and enclosed by strip wood fence panelling.



The added benefit of a double glazed door into the outbuilding which offers both power and light with high level double glazed window to the side.

The side has a wrought iron gate access with double storage facilities and outside tap.

### Agents Notes

Both sets of wardrobes could be negotiated into the sale.


**Council Tax Band - A**




The beautiful presentation of this property can be seen from the front garden area with a low picket fence with attractive planted border of flowers and shrubbery. A pathway leads down the side, the back garden can also be accessed from the conservatory.

From here leads out onto a decked area with steps

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
		<b>88</b>
	<b>70</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

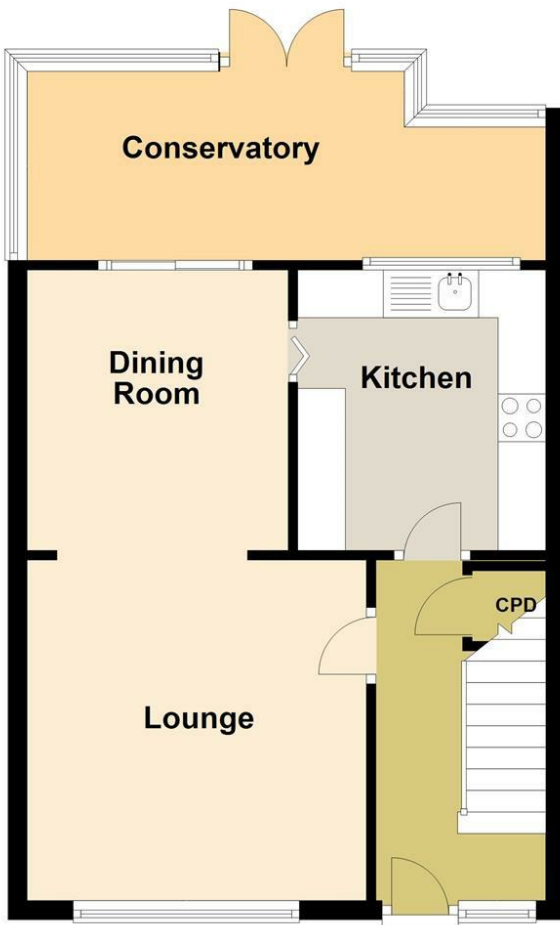
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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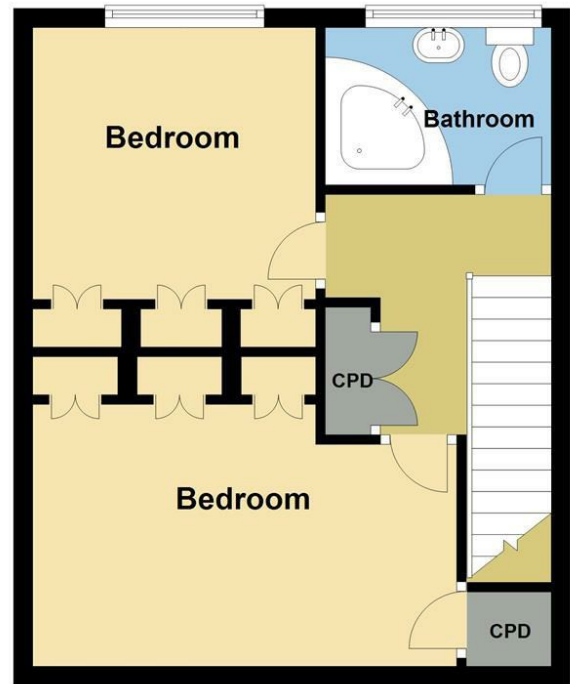




### Ground Floor



### First Floor



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