



MAY WHETTER & GROSE

**49 ALEXANDRA ROAD, ST. AUSTELL, PL25 4QW**  
**GUIDE PRICE £195,000**



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

A WELL PRESENTED SEMI DETACHED HOUSE WITH TWO DOUBLE BEDROOMS AND OFF ROAD PARKING TO THE FRONT. FURTHER BENEFITS INCLUDE A GENEROUS PLOT, SPACIOUS REAR GARDEN AND OCCUPIES A CONVENIENT SETTING WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE, MAINLINE RAILWAY STATION AND ALL ASSOCIATED AMENITIES. MAJORITY UPVC DOUBLE GLAZING AND MAINS GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED HOME. EPC - E



## Location

St Austell town centre is situated within a short walk 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 head up East Hill either on foot or by car to the roundabout at the top. Carry on over the roundabout and take second exit on to Alexandra Road, Continue down the road where Number 49 will be found on the left hand side just opposite the turning into Watering Hill Close. There is parking available to the front of the property.

## Accommodation

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

Upvc double glazed door with upper and lower inset glazed panel allows external access into entrance porch.

## Entrance Porch

4'7" x 3'0" (1.40 x 0.92)

With matching Upvc double glazed unit to right elevation, polycarbonate roof. Wood effect laminate flooring. Focal exposed stone wall. Part Upvc clad wall. Upvc double glazed door with upper and lower inset glazed panels allows access through to kitchen/diner.

## Kitchen/Diner

30'5" x 10'0" (9.28 x 3.05)



Door through to lounge. Carpeted stairs to first floor. Wood stable door to rear elevation allows access to

the covered external area. Upvc double glazed window to rear elevation. Wood frame single glazed window to rear elevation. Tiled flooring. Matching wall and base kitchen units. Roll top worksurfaces. Tiled walls to water sensitive areas. Four ring mains gas hob with fitted extractor above and electric oven below. Space for dining table. Radiator. Space for additional kitchen appliances. To the rear of the kitchen, base units and roll top work surface continues with stainless steel sink, matching draining board and central mixer tap. Space and plumbing for washing machine.

Stable door provides access through to the covered open rear porch.



## Lounge

11'0" x 10'9" (3.36 x 3.28)



A delightful twin aspect lounge with Upvc double glazed windows to front and side elevations. Updated carpeted flooring. Television aerial point. Focal slate fronted fireplace with inset display shelves. Agents Note: This fire has been blocked. Painted wood clad wall.



glazed windows to front and side elevations. Carpeted flooring. Radiator. Fitted pine bedroom furniture with bedside cabinets, wardrobes and high level storage.

**Shower Room**

6'5" x 7'0" (1.98 x 2.15)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece shower suite comprising low level flush WC with dual flush and soft close technology, pedestal hand wash basin with central mixer tap, fitted shower enclosure with glass shower doors and wall mounted electric shower with water resistant cladding. Tiled walls to water sensitive areas. Tiled flooring. Radiator. Twin louvre doors open to provide access to the airing cupboard housing the Baxi Combination Central Heating Boiler with slatted storage options set within.

**Bedroom Two**

8'2" x 9'10" (2.50 x 3.01)

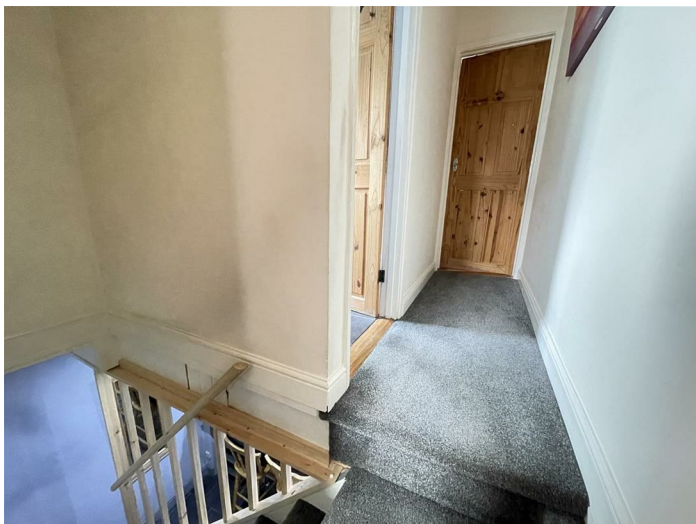


Upvc double glazed window to rear elevation overlooking the spacious rear garden. Carpeted flooring. Radiator. Fitted wardrobes.

**Outside**

**Landing**

9'4" x 2'5" (2.86 x 0.74)



Doors off to double bedrooms one, two and shower room. Updated carpeted flooring. Wood clad ceiling. Loft access hatch.

**Bedroom One**

11'3" x 10'1" (3.44 x 3.09)



A twin aspect principal bedroom with Upvc double



To the front located directly opposite the turning to Watering Hill Close there is off road parking. The boundaries are clearly defined with low level block walls to the right and left hand side.

Steps then lead up to the formal rear garden, mainly laid to a mixture of wood decking and paved patio. To the left hand side is a stainless steel metal storage area set on an elevated area of decking. A decked walkway flows across the right hand side providing access to the rear. To the left hand side is a further area of patio. The rear boundaries are well defined with wood fencing to right and left elevations with further stone wall to the lower section to the left hand side.




The decked walkways flows to the mid point of the garden and then becomes a slabbed walkway with granite chipped area to the left hand side. There is wooden summerhouse complete with light and power set on a further paved patio. To the rear of this is an additional storage bed elevated planting area and a wooden gate that provides external access. Agents Note: Directly behind the property is the flyover that goes over the railway line and on the other side of said bridge is Polkyth and the Hub Surgery.

Accessed directly off the kitchen there is an external cupboard store with tiled flooring and polycarbonate roof. A further hardstanding area with gateway to the right hand side. The property has an outdoor tap. Agents Note: We understand that this property has right of access over the attached properties garden to provide external access. A door then opens to the left hand side to provide access to the former external WC with low level flush WC and hand wash basin fitted within. This area benefits from the addition of light and tiled flooring.




**Council Tax Band - B**

### 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>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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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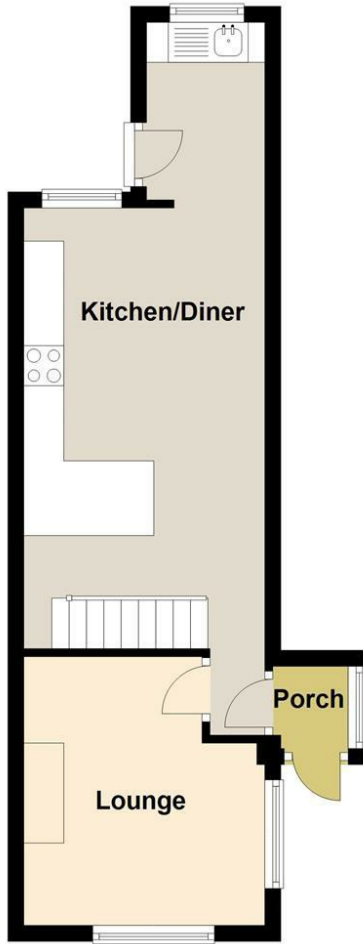
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### Ground Floor



### First Floor



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