



MAY WHETTER & GROSE

88 LONGPARK WAY, ST. AUSTELL, PL25 3UX
GUIDE PRICE £200,000



*** VIDEO TOUR AVAILABLE UPON REQUEST ***

A WELL POSITIONED CHAIN FREE END TERRACE HOUSE WITH OFF ROAD PARKING LOCATED ON A NO THROUGH ROAD. THE PROPERTY BENEFITS FROM DOUBLE GLAZING THROUGHOUT AND GAS FIRED CENTRAL HEATING. THERE IS A LOVELY ENCLOSED REAR GARDEN AND SUN ROOM TO THE REAR. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE ALL THE PROPERTY HAS TO OFFER.

PROBATE NOW GRANTED

EPC - C





Entrance Porch:

4'5" x 2'4" (1.36m x 0.73m)



St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket. There is a mainline railway station and leisure centre together with primary and secondary schools. 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.

With the remainder of the front, right and left elevations in the form of matching seal glazed units and carpeted flooring.

Entrance Hall:

7'9" x 7'3" (2.37m x 2.22m)



Directions:

From St Austell head along to Polkyth Road. At the traffic lights turn right then immediately left down Sandy Hill. At the bottom of the hill go over the mini roundabout and take the next left onto Menear Road. Head up past the childrens play park taking the next left onto Bownder Vean. Follow the road to the end, bear left and head into Longpark Way. The property is located on the right hand side of the road. A For Sale board is erected for ease of identification purposes.

Door though to kitchen opening through to lounge. Carpeted flooring. Radiator. Textured ceiling. BT OpenReach telephone point. Further Upvc double glazed window to the right hand side of the entrance door with matching leaded detailing. Upvc double window to side elevation with inset leaded detailing. Door through to:

The Accommodation:

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

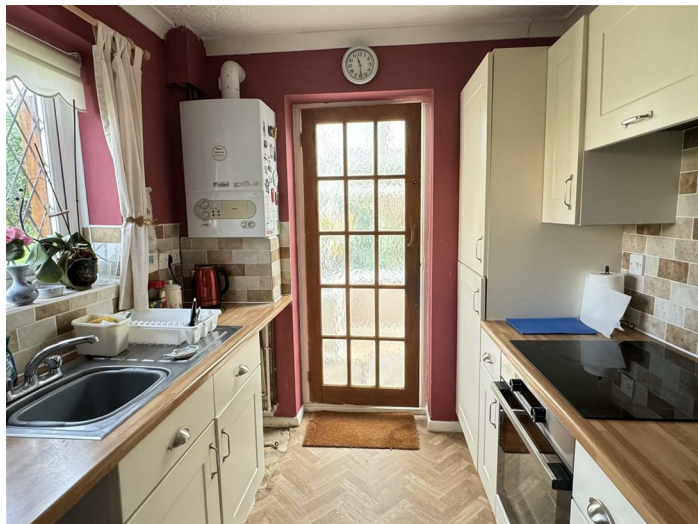
Upvc double glazed door with leaded glazed insert allows external access into:

Kitchen:

8'0" x 7'3" (2.44m x 2.22m)



Upvc double glazed window to side elevation, door through to Sunroom. Matching wall and base kitchen units. Wall mounted Viallant EcoTec Pro central heating boiler. Matching wall and base kitchen units. Roll top worktop surfaces. Stainless steel sink with matching draining board and central mixer tap. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Four ring buttonless electric hob with fitted electric oven below and extractor hood above. Textured ceiling. High Level mains enclosed fuse box. Space for additional kitchen appliances.



Sun Room:

13'3" x 6'6" (4.04m x 2.00m)



Upvc double glazed door to side elevation allows external access to the remainder of the left, rear and right elevations in the form of sealed Upvc double glazed units. Polycarbonate roof. Tiled flooring. This area benefits from the addition of light and power.



Lounge:

16'0" x 9'9" (4.90m x 2.99m)



Upvc double glazed window to front elevation with leaded insert detailing. Carpeted flooring. Carpeted stairs to first floor with open storage recess below. Radiator. Focal mains gas fire set within decorative wooden surround. Television aerial point. Radiator. Textured ceiling.

Landing:

6'4" x 8'7" at maximum (1.95m x 2.64m at maximum)



Upvc double glazed window to side elevation. Carpeted flooring. Loft access hatch. Textured ceiling. Doors off to all bedrooms and door to shower room.

Bedroom 1:

12'4" x 8'5" (3.78m x 2.57m)



Upvc double glazed window to front elevation with leaded detailing. Carpeted flooring. Telephone point. Radiator. Textured ceiling and door opens providing access to the over stairs storage void offering shelved and hanging storage facilities.

Bedroom 2:

8'9" x 9'4" (2.68m x 2.85m)



Upvc double glazed window to front elevation with leaded glazed inserts. Carpeted flooring. Radiator. Textured ceiling.



Shower:

6'4" x 5'8" (1.94m x 1.74m)



An updated shower room with low level flush WC, pedestal hand wash basin and updated shower enclosure with glass shower door and wall mounted mains fed shower. Upvc double glazed window to side elevation with obscure glazing and leaded inset detailing. Part wood clad walls, wood effect vinyl flooring. Radiator. Textured ceiling.

External:



To the front there is a manageable area of lawn with hardstanding walkway providing access to the front door. We are advised that the property benefits from off road parking to the front of property with additional visitor parking located in the car port on the opposite side of the road.



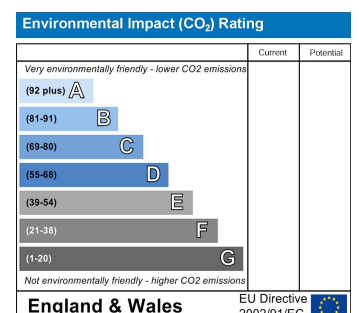
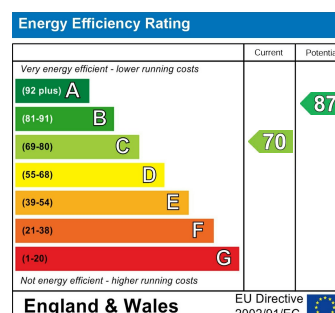
Access to the rear garden can either be made via the left hand hardstanding walkway or internally, off the sun room. The rear garden is well enclosed with wood fencing to right, left and rear elevations and laid to a mixture of paved patio and chippings for ease of maintenance. There is also an additional external access gate to the rear boundary. A fantastic low maintenance garden.

Council Tax: B



AGENTS NOTE

Please note probate on this property has now been granted.





Ground Floor



First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

