



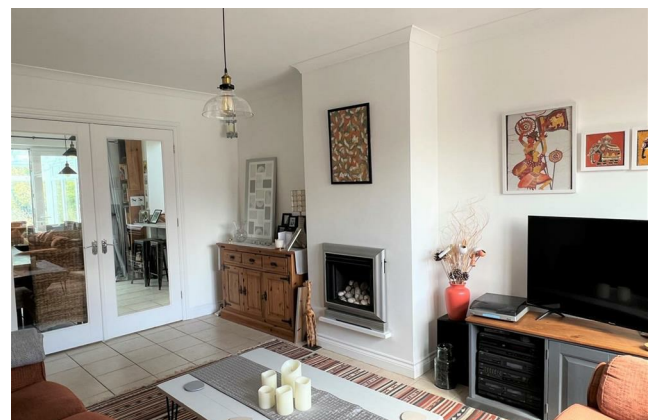
MAY WHETTER & GROSE

**23 PENMERE ROAD, ST. AUSTELL, PL25 3PE**  
**GUIDE PRICE £345,000**



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

LOCATED IN A CORNER PLOT WITHIN A POPULAR RESIDENTIAL CUL-DE SAC LOCATION A SHORT DISTANCE FROM LOCAL AMENITIES, THE COASTLINE AND SCHOOLING, IS THIS IMPRESSIVE EXTENDED FAMILY RESIDENCE WHICH OFFERS DRIVEWAY PARKING FOR APPROXIMATELY THREE VEHICLES. INTERNALLY GIVES SPACIOUS ACCOMMODATION OF LOUNGE THROUGH TO EXTENDED KITCHEN/DINER PLUS THE ADDITION OF A WONDERFUL UPVC CONSERVATORY WHICH ENJOYS AN OUTLOOK OVER THE LOW MAINTENANCE GARDEN. HAVING THE ADDED BENEFIT OF A DOUBLE DOWNSTAIRS BEDROOM WITH THREE FURTHER BEDROOMS TO THE FIRST FLOOR PLUS FAMILY BATHROOM. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATES ITS POSITION. EPC - D



Junior and Secondary schools are within walking distance of the property at Sandy Hill Infants and Penrice Community College. Situated in convenient location for the Holmbush complex, providing a Tesco supermarket, bakery and takeaways. The recently regenerated St Austell town centre is within 1 ½ miles and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. A secondary education college is located on the outskirts of the town. 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 down Sandy Hill towards the traffic lights, just before the traffic lights turn right onto Penmere Road, approximately 50 yards take the first left and the property will be tucked up in the left hand corner.

### **Accommodation**

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

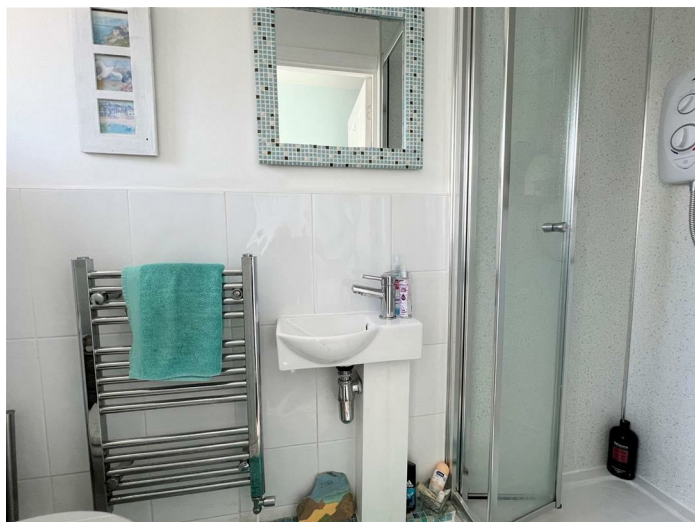
From the driveway there are steps to a covered front entrance with outside courtesy lighting. An obscure part double glazed door into entrance hall.

### **Entrance Hall**

With carpeted staircase turning to the first floor, double doors into understairs storage. Wall mounted radiator and doors into cloakroom/WC, downstairs double bedroom and through into the main living space. All finished with tiled flooring which continues through into the lounge and kitchen/dining area.

Door into Cloakroom/Shower Room

### **Cloakroom/Shower Room**



Comprising low level WC and hand basin with mixer tap. Part gloss tiled splashback and part gloss tiled surround. Chrome heated ladder towel rail and the addition of bi-fold glass door into shower cubicle with speckled bath sheet wall surround with integrated shower system. Obscure high level double glazed window with display sill and finished with a wood effect floor covering.

Door into Downstairs Bedroom

### **Downstairs Bedroom**

8'10" x 8'5" (2.70 x 2.59)



Enjoying an outlook over the garden from a double glazed window with Venetian blind. Finished with carpeted flooring and two tone painted wall surround plus recess spotlighting. Wall mounted radiator.

Door into Living Area



## Main Lounge

11'1" x 15'8" (3.38 x 4.80)



With large double glazed window with display sill to the front and radiator to the far side. Focal point of an insert gas fire set into the chimney breast. Wood glazed double doors lead through into the extended kitchen/diner.

## Kitchen/Diner

12'7" x 17'8" - maximum - (l shape) (3.85 x 5.4 - maximum - (l shape) )



Set of double doors open through into the conservatory with modern radiator to the side. An opening through to the high vaulted kitchen ceiling with two Velux windows plus recessed spotlighting. Two double glazed windows one to the front and one to the side and rear both enjoying an outlook over the garden areas. The kitchen area comprises a range of gloss fronted wall and base units complimented with roll top laminate pattered worksurface and matching splashback. Space for five ring gas burner with splashback and double size extractor over. There is also a dishwasher which will be included in the sale. Stainless steel sink and drainer with mixer tap. There is also a low level fridge with space for further white good appliances within the garage.

## Conservatory

11'9" x 8'0" at maximum points (3.60 x 2.44 at maximum points)

A wonderful addition to this family home is the conservatory. Double wall mounted sockets and tiled flooring continues through. Floor to ceiling glazed panels with some quarter window openings, double doors out onto raised deck area. All finished with a pitched glass roof and lighting.



Carpeted staircase to the first floor landing. There is access through to the loft, doors to all upstairs rooms and double doors into further storage. Double glazed picture window to the side with Venetian blind.

Door into Bathroom

## Bathroom

5'6" x 8'11" (1.69 x 2.73)



Offering a white suite comprising low level WC, hand basin and part curved bath with shower screen and integrated wall system. Finished with two tone tiled wall surround with decorative border. High level chrome heated ladder towel rail and matching tiled flooring. Natural light from the obscure double glazed window plus recessed spotlights. Newly laid vinyl flooring.

Door into Bedroom

### Bedroom

8'1" x 12'5" (2.47 x 3.81)



Double glazed window to the rear with deep display sill and venetian blind. Finished with carpeted flooring, wall mounted radiator,

Door into Bedroom

### Bedroom

10'2" x 12'9" (3.12 x 3.89)



The second double bedroom on this floor. Also having double glazed window to front with deep display sill and radiator beneath.

Door through to bedroom

### Bedroom

9'10" x 7'0" at maximum points over stairs bulkhead (3.02 x 2.14 at maximum points over stairs bulkhead)



Double glazed window to the front with deep display sill with radiator beneath. Finished with carpeted flooring.

### Outside

The property is tucked into the corner with driveway for approximately three vehicles, two in front of the garage and one to the side on additional brick paving. With pedestrian gate to the side and granite stone chipped pathway which wraps around to the side where there is a seating area. The garage is split and can be accessed from the front with an up and over door and also from the rear.

The rear garden is accessed via the conservatory which leads out onto a raised decked area, step down to paved path which leads around to a hardstanding area and steps to the rear of the garage.

### Rear of the Garage

8'7" x 8'9" (2.62 x 2.68)


The garage is part screened off with stud wall. This area is currently used as a utility area having wall mounted radiator, power and light and also housing the boiler system.

To the front the garage has an up and over door with a boarded loft area.


The low maintenance garden has an array of colourful plants and shrubbery with further secret seating areas, there is also a nature pond and part paved pathway that leads around to the side with an additional seating area.

**Council Tax Band - C**

### 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	

68

82

England & Wales

EU Directive  
2002/91/EC





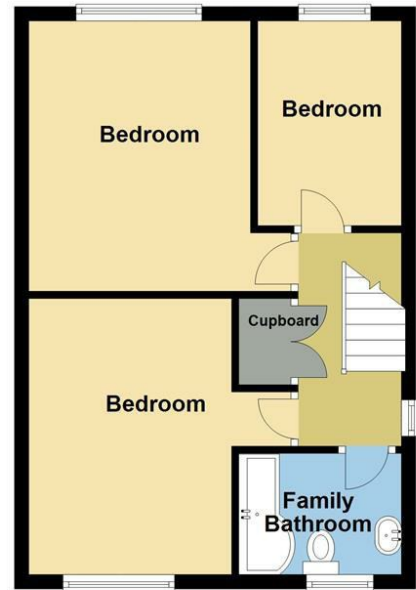




### Ground Floor



### First Floor



23 Penmere Road, St Austell

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