



MAY WHETTER & GROSE

17 PENHALIGON WAY, ST. AUSTELL, PL25 3AR
GUIDE PRICE £375,000



A WELL POSITIONED DETACHED HOUSE OFFERED FOR SALE CHAIN FREE BOASTING THREE/FOUR DOUBLE BEDROOMS, PRINCIPLE WITH EN-SUITE SHOWER AND BALCONY. THE HOUSE BOASTS TWO/THREE RECEPTION ROOMS, CONSERVATORY, GARAGE AND OFF ROAD PARKING. THE PROPERTY OCCUPIES A CONVENIENT AND POPULAR NO THROUGH ROAD SETTING, WITH FURTHER BENEFITS INCLUDING OWNED SOLAR PANELS, UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS SPACIOUS AND WELL LOVED FAMILY HOME. EPC - B



St Austell town centre is situated within easy reach 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 9 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 15 miles from the property.

Directions:

From St Austell town centre, continue along South Street and East Hill. At the roundabout, take the first exit onto Kings Avenue. At the next roundabout turn right onto Carlyon Road. Continue along this road, passing straight over two roundabouts until reaching the traffic lights on Polkyth Road. Turn right and then immediately left onto Sandy Hill. Continue down Sandy Hill where Penhaligon Way can be located on the left hand side. Number 17 is located towards the end of this no through road on the right hand side of the road.

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 upper glazed glass and lower obscure glazing, allows external access into:

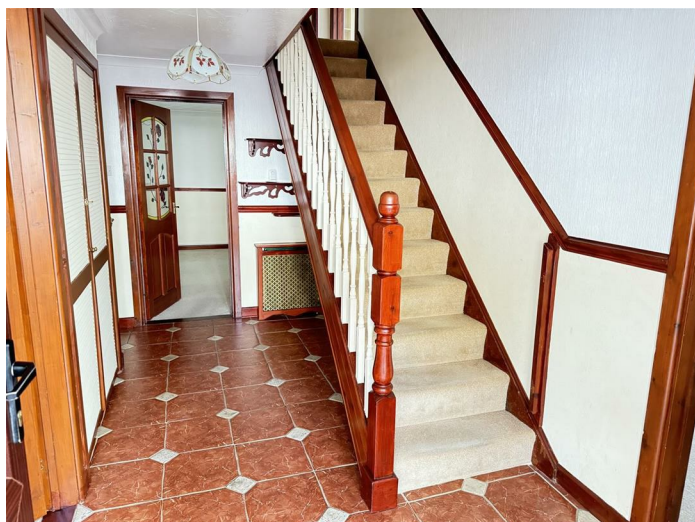
Entrance Porch:

9'1" x 3'4" (2.78m x 1.02m)

Matching sealed glazed units to the remainder of the side, front and rear elevations. Tiled flooring. Upvc door with inset stained glass and leaded detailing provides access through to entrance hall. Polycarbonate roof.

Entrance Hall:

13'10" x 10'4" at maximum (4.22m x 3.15m at maximum)



Tiled flooring. Carpeted stairs to first floor with open storage recess below. Textured ceiling. Doors off to WC, reception three/double bedroom four, lounge and kitchen. Twin louvre doors open to provide access to a tremendous inbuilt storage void offering shelved and hanging storage facilities.

WC:

5'8" x 3'2" (1.75m x 0.97m)



Upvc double glazed window to front elevation with obscure glazing. Matching two piece white WC suite comprising low level flush WC and ceramic hand wash basin with central mixer tap, set on vanity storage unit offering additional storage options below. Tiled walls to water sensitive areas. Radiator. Tiled flooring. Extractor fan. Textured ceiling.

Reception Three/Bedroom Four:
10'4" x 13'10" (3.16m x 4.24m)



Upvc double glazed window to front elevation. Carpeted flooring. Textured ceiling. Radiator. Currently utilised as a craft room, this room would comfortably house a double bed or would serve a multitude of purposes.

Lounge:
21'2" x 13'0" (6.46m x 3.97m)



A generously proportioned lounge with Upvc double glazed window to front elevation. Focal mains gas fire place set within decorative tiled surround and decorative wooden mantle. Agents Note: The fire is not in working order. Double doors lead through to dining room. Radiators to front and rear of room. Television aerial point. Textured ceiling. Carpeted flooring.

Dining Room:
11'7" x 11'3" (3.55m x 3.45m)



Either accessed via the lounge or from the kitchen is the dining room. Wood framed double glazed sliding patio doors provide access to the sun room. Tile effect vinyl flooring. Door through to kitchen. Radiator. Textured ceiling.

Sun Room:
10'6" x 8'1" (3.21m x 2.48m)



Upvc double glazed sliding door to side elevation providing access to the low maintenance rear garden, with further sealed glazed units to the remainder to both sides and rear elevations. Glazed roof. Tile effect vinyl flooring. This area benefits from the addition of light and power.

Kitchen:

11'8" x 10'0" (3.56m x 3.05m)



Upvc double glazed window to rear elevation overlooking the low maintenance rear garden. Multi single glazed panelled door provides access through to the utility with tinted inset glazing. Matching wall and base kitchen units. Roll top work surfaces encompassing breakfast bar. Stainless steel one and a half bowl sink with matching draining board and central mixer tap. Space for electric cooker with fitted extractor hood above - Note: there was previously a gas Range located here - the point remains should a new one be required.. Tiled walls to water sensitive areas. Tiled flooring. The kitchen units benefit from intelligent storage. Radiator. Textured ceiling. Door back through to the entrance hallway.

Utility:

11'8" x 5'1" (3.56m x 1.57m)



Upvc double glazed window to side elevation. Upvc double glazed door to rear elevation with upper and lower obscure glazing. Continuation of the kitchen units and work surfaces. Additional stainless steel sink with matching draining board with central mixer tap. Wall mounted Baxi Solo gas fired boiler. Continuation of tiled flooring. Spaces for fridge freezer, washing machine, tumble dryer and dishwasher. Radiator. High level mains enclosed fuse box. Fitted extractor fan.

Landing:

10'4" x 6'1" at maximum (3.15m x 1.86m at maximum)

Doors off to bedrooms and family bathroom. Loft access hatch. Radiator. Carpeted flooring. Louvre door provides access to airing cupboard offering slatted storage with hot water tank set within. Wall mounted thermostat.

Bedroom One:

10'4" x 14'4" (3.17m x 4.38m)



Upvc double glazed window to front elevation and Upvc double glazed door with inset leaded, stained



glass detailing, providing access to elevated balcony. Door through to en suite. Textured ceiling. Radiator. Fitted wardrobes with inbuilt storage with dressing table located to the side. Accessed directly off bedroom one, is an elevated balcony with wrought iron balustrade, a fantastic elevated area. Agents Note: The maximum measurement does not include the depth of the fitted wardrobes.



En Suite:
7'0" x 5'6" (2.14m x 1.70m)



Wood frame double glazed Velux window providing natural light. Matching three piece grey shower suite comprising low level flush WC, pedestal ceramic hand wash basin, fitted shower enclosure with glass sliding doors and wall mounted Mira shower. Wood flooring. Radiator. Fitted extractor fan. Textured ceiling.

Bathroom:
8'10" x 7'0" at maximum (2.71m x 2.15m at maximum)



Wood frame Velux double glazed window to side elevation. Four piece bathroom suite comprising low level flush WC, panel enclosed bath with wall mounted mains fed shower above. Glass shower screen. Ceramic hand wash basin set on vanity storage unit offering roll top work surface to either side and further closable storage below. Bidet. Tiled walls. Tiled flooring. Fitted extractor fan. Radiator. Electric light with plug in shaver point.

Bedroom Two:
8'11" x 11'8" (2.73m x 3.58m)



Upvc double glazed window overlooking the rear garden. Carpeted flooring. Radiator. Textured ceiling. Bespoke fitted wardrobes with high level storage above.

Bedroom Three:

8'9" x 11'8" (2.69m x 3.58m)



Upvc double glazed window overlooking the rear garden. Carpeted flooring. Textured ceiling. Radiator. Door providing eaves access offering fantastic storage options.

External:



Located towards the end of a no through road, on the right hand side of the road. To the left hand side of the plot is a large bricked drive, providing access allowing off road parking for numerous vehicles also providing access to the garage.

Garage:

19'0" x 9'6" (5.81m x 2.90m)

Metal up and over garage door. Wood frame door to rear garden with single glazing and wood frame single glazed window to rear elevation. The garage further benefits from light, power and eaves storage options.



To the front of the property is a manageable area of lawn, well enclosed with stone wall and well stocked with an array of planting and shrubbery. Between the property and the garage on the left hand side is a metal gate providing a good degree of security to the rear garden.



The rear garden is well enclosed with the continuation of the elevated stone wall providing clear segregation of the rear boundary. There is a wooden fence on top of this which continues around the right hand side and to the left. Beyond the rear boundary are a number of trees offering fantastic privacy. The rear garden is laid to a mixture of paved patio and lawn. To the right hand side a lockable gate provides access to an additional storage/access area.

Council Tax: Band E

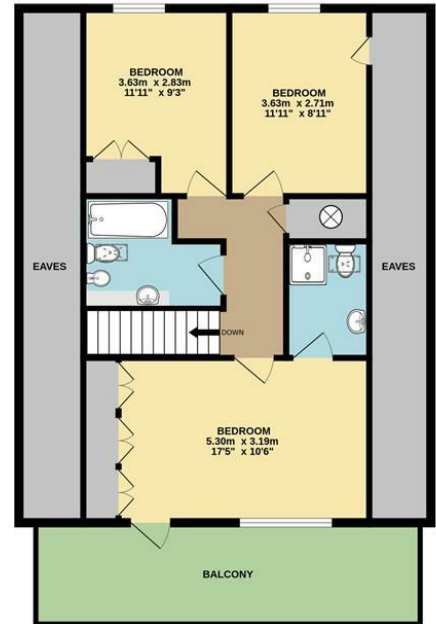
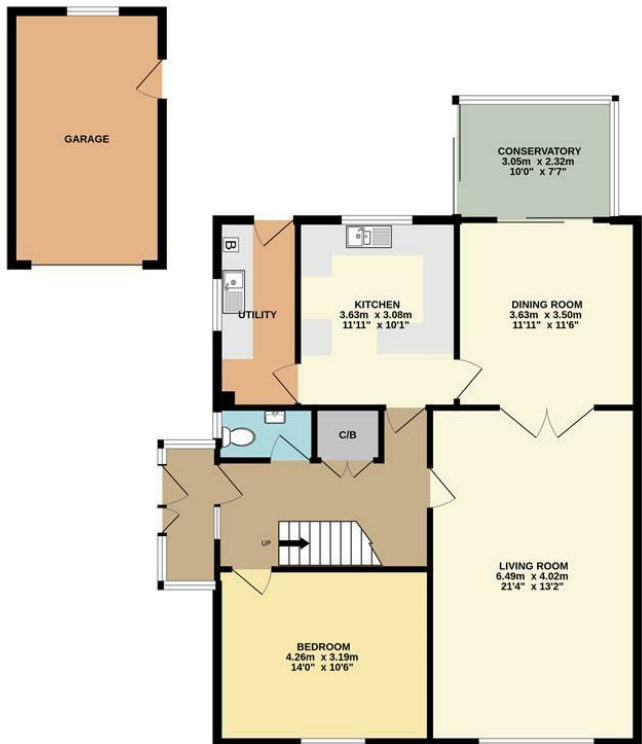
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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