



MAY WHETTER & GROSE

24 KENT AVENUE, CARLYON BAY, PL25 3HH
GUIDE PRICE £325,000



SITUATED IN THE MUCH SOUGHT AFTER AREA OF CARLYON BAY, A SHORT DISTANCE FROM THE BEACH, COASTAL FOOT PATH, GOLF COURSE AND LOCAL AMENITIES. OFFERED WITH NO ONWARD CHAIN. IT IS A DETACHED BUNGALOW SET WITHIN GENEROUS SIZED SUNNY ASPECT GARDENS, WITH AMPLE DRIVEWAY PARKING AND DETACHED GARAGE. REQUIRING A FULL MODERNISATION THROUGHOUT. OFFERS A FANTASTIC OPPORTUNITY TO BE LOCATED IN ONE OF THE AREAS MOST POPULAR RESIDENTIAL CUL-DE-SAC'S.

EPC - C



Location

Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, the renowned Edies restaurant and a 4* hotel with two restaurants, Indian and Chinese restaurants along with AJ's wine bar. Charlestown is a popular Georgian harbour side village, which can be accessed from a coastal footpath opposite the property, and is situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats and several tall ships, and has been the back drop of several feature films and TV series such as Poldark, Alice in Wonderland, Doctor Who, The Three Musketeers and The Eagle Has Landed, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses.

Directions

From St Austell head out to Carlyon Bay past the cemetery on your right and Charlestown Primary School on your left, carry on down towards the beach, head past Edie's restaurant, Indian, Chinese and AJ's coffee and wine bar on the right hand side, taking the next right into Kent Avenue. Follow the road up and around to the right, keep going to the top and the property will appear in front of you, 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 paved pathway leads to the front door. Part obscured glazed door into entrance hall with carpeted flooring and panelled white doors, one into Cloakroom/WC. The other into the main living area..

Cloakroom/WC

4'5" x 4'10" (1.37m x 1.49m)

Comprising of low level WC and hand basin, part tiled splash back. Obscure double glazed window with venetian blinds and the boiler can also be found here.

Main Living Area

10'2" x 19'2" at max (3.11m x 5.86m at max)



Two wall mounted radiators. Large double glazed window to the front with additional window to the side, door through into Kitchen and one to inner hallway and further living accommodation.

Kitchen

9'3" x 13'1" at max (2.82m x 3.99m at max)



Offers a range of wood effect fronted wall and base units, complimented with roll top laminated work surfaces incorporating coloured one and half bowl sink and drainer with mixer tap. Four ring electric hob with integrated oven below and extractor above, free standing space and under unit space for further white good appliances. Double glazed window to the side with an obscured glazed door, opening to the driveway. All finished with a wood effect vinyl floor covering and radiator.

Inner Hall

Doors into both bedrooms, bathroom and Storage cupboard, with radiator and slatted shelving above. Door into bathroom.

Bathroom

6'5" x 5'7" max (1.97m x 1.71 max)



Comprising of coloured suit of low level WC, hand basin and panelled bath with shower over. Obscure double glazed window and finished with part tiled walls. Ceiling mounted extractor.

Bedroom One

10'6" x 9'3" max (3.22m x 2.84m max)



Double glazed window enjoying outlook over the garden.

Principal Bedroom

10'2" x 14'2" (3.11m x 4.32m)



Also enjoying outlook over the generous sized rear garden from double glazed window.

Outside



From the cul-de-sac, there is an area of open lawn with some shrubbery and part fencing, paved pathway and patio area to the front. Private driveway leads down the side offering parking for numerous vehicles and to the detached garage plus an arched gate leading through to the rear garden. Garage offers up and over door and eaves storage.

Rear Garden



Arranged over two levels. From the gate there is a stone paved pathway and stone chipping patio area with steps and hand rail up on to an area of open lawn with an array of shrubbery and plants to the right hand side enclosed by high level external fence panelling.

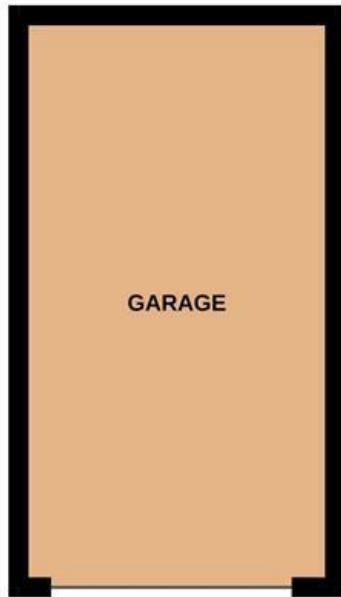
Council Tax: Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			72
(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	



679 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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