



**MAY WHETTER & GROSE**

**60 LARCOMBE ROAD, ST. AUSTELL, PL25 3EZ**  
**GUIDE PRICE £385,000**



**\*\* VIDEO TOUR AVAILABLE ON REQUEST\*\***

AN IMPECCABLY PRESENTED DETACHED HOUSE BOASTING FOUR BEDROOMS, PRINCIPAL WITH EN-SUITE. OCCUPYING A WELL POSITIONED NO THROUGH ROAD. FURTHER BENEFITS INCLUDE CONSERVATORY AND THREE RECEPTION ROOMS, OFF ROAD PARKING. THE PROPERTY HAS BEEN MODERNISED THROUGHOUT AND AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THE ATTENTION TO DETAIL ACHIEVED.

EPC C



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Within easy reach of the centre of St Austell offering 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

There are numerous ways to get to the development. From the A391 head up the hill to the second roundabout, taking the first exit left and immediately turning right into Larcombe Road. Follow the road down past the children's playpark on the right hand side, carry on turning right onto a no through "off shoot" - The property is nestled in the corner located on the right hand side of the no through road.

### Accommodation

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

### Entrance Porch

7'3" x 2'7" (2.22m x 0.81m)

Upvc double glazed door with inset leaded stain glass detailing allows external access into entrance porch. With full length obscure glazed units to right hand side of further Upvc double glazed window to front elevation with upper matching leaded stain glass detailing. Tiled flooring, exposed stone wall. Door through to entrance hall.

### Entrance Hall

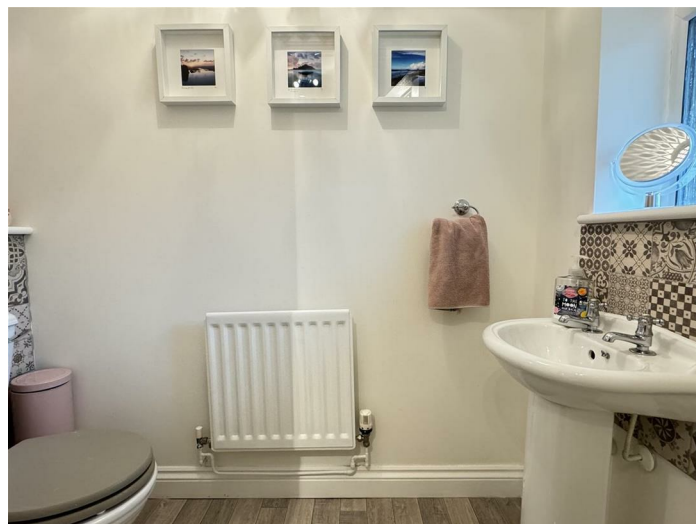
13'3" x 8'11" max (4.04m x 2.73 max)



With doors through to WC, kitchen and lounge. Wood effect vinyl flooring. Carpeted stairs to first floor. Door provides access to under stair storage void. Bespoke glass fitted shelved display recess. Radiator. Wall mounted thermostat.

### WC

6'6" x 3'2" (1.99m x 0.99m)



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. Wood effect vinyl flooring. Radiator. Mains fuse box. Tiled walls to water sensitive areas.

### Lounge

14'5" x 14'9" max (4.41m x 4.51m max)



Upvc double glazed bay window to front elevation overlooking the low maintenance front garden. Focal imitation display fireplace with decorative wooden surround and backing with polished marble hearth. Television aerial point. Two radiators. Carpeted flooring. BT OpenReach telephone point.



**Kitchen**

13'6" x 9'4" (4.12m x 2.87m )

**Utility**

5'6" x 6'5" (1.68m x 1.98m)



Upvc double glazed window to rear elevation overlooking the enclosed rear garden laid to lawn. Opening through to dining room. Door through to utility. A fabulous updated kitchen with matching wall and base kitchen units. Square edge worksurfaces. Ceramic one and half bowl sink with matching draining board and central mixer tap. The updated kitchen benefits from integral fridge, freezer, tumble dryer and five ring gas range with fitted extractor hood above. Wood effect vinyl flooring. Tiled walls to water sensitive areas.

Upvc double glazed window to side elevation and wood frame door with inset double glazing providing external access. Continuation of the updated wall and base kitchen units and square edge worksurfaces. Space for dishwasher and washing machine. Radiator. Continuation of wood effect vinyl flooring. Part tiled walls. Wall mounted Baxi combination mains gas central heating boiler. Fitted extractor fan. Radiator.



**Dining Room**

12'0" x 8'5" (3.68m x 2.57m)



Beautifully flowing off the kitchen with Upvc double glazed doors providing access through to conservatory with full length glazed panels to either side. Modern vertical radiator. Continuation of wood effect vinyl flooring. Space for dining table. Door through to reception room two.

**Conservatory**

8'9"x 11'1" max (2.68mx 3.40m max)



Upvc double glazed patio doors providing external access to the rear. The remainder of the rear right and left elevation in the form of sealed glazed units with high level opening windows above all panels of glass. Wood effect vinyl flooring. Polycarbonate roof. Radiator. Exposed stone wall.

**Reception Room Two**

15'2" x 7'5" (4.63 x 2.27m )



A converted garage, converted by a previous owner with Upvc double glazed window to front elevation with part exposed glazing. Carpeted flooring. Radiator. Telephone point. This room would serve a multitude of purposes and would comfortably house a double bed or make a fine second reception room.



## Landing

12'11" x 8'9" max (3.96m x 2.68m max)



With doors off to all four bedrooms and family bathroom. Loft access hatch. Radiator. Carpeted flooring. Door provides access to a useful inbuilt storage void.

## Bedroom Two

11'8" x 8'2" (3.57m x 2.50m)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator.

## Family Bathroom

6'11" x 9'8" (2.11m x 2.97m)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC. Panel enclosed bath with wall mounted shower over. Ceramic hand wash basin. Heated towel rail. Vinyl flooring. Tiled walls to water sensitive areas. Fitted extractor fan. Electric light with plug in shaver point. Fitted storage to the left hand side of the room. Open fronted storage to the right hand side above the bath.

## Bedroom Three

7'8" x 9'8" (2.35m x 2.97m)



Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Carpeted flooring. Radiator.



**Bedroom Four**  
8'11" x 7'8" (2.72m x 2.36m)



Upvc double glazed window to front elevation.  
Radiator and carpeted flooring.

**Bedroom One**  
14'6" x 9'10" max (4.42m x 3.00m max)



A tremendous principal bedroom with Upvc double glazed window to front elevation. Door through to

En-Suite shower room. Carpeted flooring. Television aerial point. Radiator.

**En-Suite**  
7'2" x 5'5" (2.19m x 1.67m)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC, circular ceramic hand wash basin with central mixer tap set on roll top work surface with further storage options below. Large fitted shower enclosure with wall mounted shower. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Part wood clad walls. Electric light with plug in shaver point. Radiator. Fitted extractor fan.

### External Description



Conveniently tucked away on a no through road and accessed on the right hand corner of this road that serves just three other properties. To the front there is off road parking for two vehicles. The front garden is laid to lawn with pebbles flowing across the front of the property and a chipped area with two established trees to the front. A paved walk way provides secure access to the enclosed rear garden courtesy of a gate to the left hand side. Front garden is laid to lawn for ease of maintenance.

## Rear Garden



As previously mentioned either accessed via the walk way at the left hand side of the property or off the conservatory. The rear garden is enclosed with wood fencing to the right and rear elevations, low level exposed stone wall to the left elevation. To the left hand corner is a paved patio area. The rear garden is predominately laid to lawn with a segregated fenced off area laid to astro turf. This area also provides access to the rear of the former garage with a wooden door with single glazed glass providing access to what is currently utilised as an external storage area complete with eaves storage above. This area benefits from the addition of light and power. A fantastic garden storage space.

## Council Tax Band: D

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			
		73	84
England & Wales	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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



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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