



MAY WHETTER & GROSE

47 CHISHOLME COURT, ST. AUSTELL, PL25 4UG
GUIDE PRICE £175,000



**** VIDEO TOUR AVAILABLE****

OFFERED WITH NO ONWARD CHAIN. LOCATED IN ONE OF ST AUSTELL'S MOST SOUGHT AFTER OVER 55'S LIFESTYLE LIVING COMPLEXES. END OF TERRACE, TWO BEDROOM RESIDENCE WITHIN BEAUTIFUL LANDSCAPED COMMUNAL GARDENS. ALSO BENEFITTING FROM ITS OWN PRIVATE SUNNY ASPECT REAR GARDEN PLUS CONSERVATORY. THE PROPERTY OFFERS OPEN PLAN LIVING AREA, SHOWER ROOM AND COMMUNAL FACILITIES INCLUDING PARKING, LOUNGE, LAUNDRY ROOM AND GUEST SUITE. PLUS ON SITE MANAGER MONDAYS TO FRIDAYS 9AM TO 5PM. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITION.

EPCD



Location Summary

St Austell town centre is within walking distance of the property 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 Tesco supermarket. 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.

Directions

From St Austell head up East Hill to the traffic lights, turning right onto Eastbourne Road. Follow the road along towards Sawles Road. As the road bears around to the right there is a turning on the right into Belmont Road. Take this right hand turning and after approximately 100 yards turn left. Parking is available within the communal areas.

Accommodation

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

Outside

From the communal parking there is a paved pathway to a covered front entrance with outside courtesy lighting and tiled flooring. Part obscured glazed door opens through into entrance hall.

Entrance Hall

Carpeted flooring, electric heating six panelled white doors to all living accommodation plus access through to Loft. Door into bedroom.

Bedroom One

9'11" x 10'6" (3.04m x 3.22m)



With double glazed bay window to front with deep display sill and electric heater below. Enjoying an outlook over the communal gardens. Also benefitting from doors into built in wardrobe storage. Opposite is the second bedroom.



Bedroom Two

7'7" x 7'10" (2.33m x 2.40m)



With double glazed window with heater below and benefitting from built in storage.



Door in through to Shower room.

Shower Room

5'10" x 6'3" (1.78m x 1.91m)



A re-fitted suite comprising of low level WC, hand basin and shower. Part tiled wall surround recessed spotlighting and ceiling extractor.

Door through into main living area.

Lounge Dining Room
11'8" x 14'11" (3.57m x 4.56m)



Double glazed window and door looking out over the rear and through into the conservatory. Built in storage and open arch through to Kitchen. Wall mounted electric heater.



Kitchen

6'11" x 8'3" max (2.13m x 2.53m max)



Comprising a range of wall and base units complemented with roll top laminated work surface incorporating four ring electric hob and extractor over and integrated oven below. Stainless steel sink and drainer and free standing space for further white good appliances. All finished with part tiled splash back and tile effect vinyl floor covering. Double glazed window to the rear overlooking the garden. Pull cord electric heater.

Conservatory

6'5" x 7'0" (1.98m x 2.14m)



Leads off the lounge area, with sliding doors out onto the low maintenance patio garden, where it enjoys an outlook over far reaching countryside views. The garden is enclosed by a part stripped wood fence panelling and fully paved with latched gate leading to communal parking area.

Garden Area



Agents Notes



Two bedroom bungalows pay £236.00 per month which includes Ground Rent, Water, buildings insurance and all communal facilities and maintenance.

Residents in the bungalow have full access to the communal areas within the complex including the Laundry Room, please note no washing lines are allowed inside the bungalow.

The property is Leasehold with the remainder of a 200 year lease which commenced 1986.

Council Tax: Band TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			63
(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	



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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