



MAY WHETTER & GROSE

1 LOSTWOOD ROAD, ST. AUSTELL, PL25 4JN
GUIDE PRICE £260,000



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

A SHORT DISTANCE FROM THE TOWN CENTRE, LOCAL AMENITIES, HEALTH CENTRE AND RAILWAY STATION IS THIS INDIVIDUAL DETACHED FAMILY RESIDENCE TUCKED BEHIND DOUBLE GATED DRIVEWAY AND MATURE HEDGING WITHIN GOOD SIZED FORMAL GARDENS. OFFERED WITH NO ONWARD CHAIN. THE ACCOMMODATION COMPRISES GENEROUS LOUNGE, SEPERATE DINING ROOM OR DOWN STAIRS BEDROOM, KITCHEN AND DOWN STAIRS BATHROOM WITH THREE BEDROOMS TO THE FIRST FLOOR. DRIVEWAY AND GARAGE. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS CONVENIENT POSTION FOR SCOPE AND POTENTIAL.

EPC: E



Directions

From St Austell head along Polkyth Road to the mini roundabout, carry straight on down the hill past the leisure centre on your right. At the mini roundabout turn left on Tremayne Road in approximately 80 yards turn left again onto Lostwood Road and the property will appear on the left hand side.

Accommodation

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

A pillared double gated access down the driveway leads to a pathway to an attractive front entrance.

Front Entrance

Obscured glass double glazed door with window opens through into entrance hall. Carpeted flooring. Staircase to the first floor and doors to all downstairs living accommodation. With the added benefit of double louvered doors into airing cupboard housing the water cylinder and additional four panelled door into cloak cupboard. Door through into lounge.

Lounge

12'10" x 23'1" max (3.93m x 7.05m max)



A great deal of natural light from two double glazed windows, one to the front and back both with radiators beneath. Formally two rooms, which could easily be reinstated but offers a wide open arch. Focal point of a modern electric fire set within the chimney breast with recesses to both sides. Located to the front is the dining room or fourth bedroom if required.

Dining Room

11'10" x 10'11" (3.63m x 3.34m)



With open serving hatch through to the kitchen. A large double glazed window to front with radiator beneath. Door through into kitchen.

Kitchen

11'10" x 11'10" at max over worksurface (3.63m x 3.63m at max over worksurface)



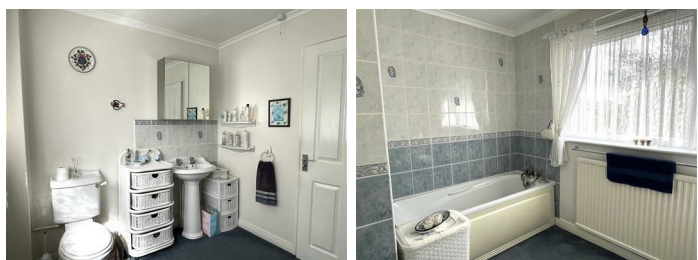
A great deal of natural light from two double glazed windows, one to the side and one to rear with further obscured glazed panel door opening out onto the garden. The kitchen comprises of a range of wood fronted wall and base units complimented with polished marble effect roll top laminated work surfaces and a patterned part tiled splash back surround, incorporating stainless steel sink and drainer. Four ring hob with extractor over with eye level oven to the side. Under units space for white good appliances and discretely hidden into the corner is the floor mounted gas boiler. Wall mounted radiator. Door through into bathroom.

Bathroom

7'11" x 9'6" (2.42m x 2.91m)



Large spacious bathroom comprises low level WC, hand basin with part tiled splashback with decorative border inserts with mirrored glazed vanity storage cabinet above. Panelled bath with shower head attachment and a part tiled wall surround. Large obscure double glazed window to the rear with radiator beneath. Carpeted staircase to the first floor landing area.



Landing Area



Double glazed window, door to all three bedrooms. Door into bedroom.

Bedroom One

11'10" x 11'11" at max points (3.63m x 3.64m at max points)



Please note: reduced head room and low level under eaves storage. Double glazed window to the side. Carpeted flooring and radiator.



Bedroom Two
 10'7" x 6'2" to 7'8" at max into recess (3.25m x 1.90m to 2.35m at max into recess)



Carpeted flooring. Wall mounted radiator and double glazed window to the front. Louver wood doors into over stairs wardrobe storage.

Bedroom Three
 10'11" x 11'10" at max point (3.33m x 3.63m at max point)



Please note: Reduced head room. With double glazed window to the side enjoying an outlook over the garden area. Benefitting from low level under eaves storage to both sides.



Outside



Set within mature well kept hedging and double gated pillared driveway. To the front a raised border of shrubbery. Garage with up and over door with low level pedestrian gate and wall with planted border leads out onto an expanse of lawn enclosed by further raised borders, hedging and shrubbery. A large timber storage shed and greenhouse. The garden follows around to the rear where there is hard standing paved area and to the far side of the front there is a timber chalet with paved patio area.



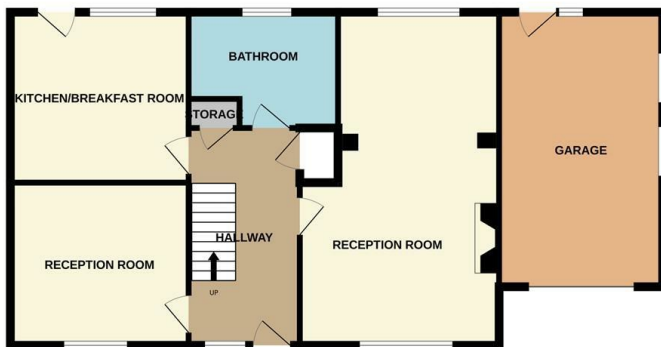
Council Tax Band: C

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			
			81
		39	
England & Wales		EU Directive 2002/91/EC	

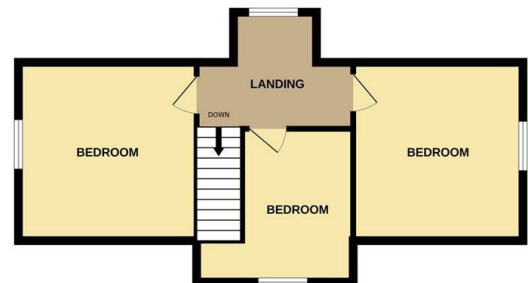
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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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