



MAY WHETTER & GROSE

7 PORTHMEOR ROAD, ST. AUSTELL, PL25 3LT
GUIDE PRICE £465,000



AN IMPECCABLY PRESENTED DETACHED HOUSE WITH THREE BEDROOMS, GARAGE AND TWO DRIVEWAYS PLUS FRONT ADDITIONAL CHIPPED DRIVEWAY, THE CURRENT OWNERS HAVE PREVIOUSLY ENJOYED OFF ROAD PARKING FOR SEVEN VEHICLES (OFF ROAD) TO THE FRONT OF THE PROPERTY. THE HOUSE OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING AND A MAIN SELLING POINT IS THE LARGE BEAUTIFULLY MAINTAINED REAR GARDEN. BENEFITTING FROM OWNED SOLAR PANELS WITH 5.2KW BACK UP BATTERY, CONSERVATORY TO THE REAR, GROUND FLOOR SNUG/OFFICE/BEDROOM FOUR, GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM. THE HOME OCCUPIES A CONVENIENT SETTING WITHIN CLOSE REACH OF AMENITIES. AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS WELL PRESENTED FAMILY HOME OCCUPYING A LARGE PLOT. EPC - D



Location

Situated within easy reach of St Austell Bay with its beaches and coastal footpath plus golf course with Charlestown Academy primary school & Penrice secondary school nearby and within easy reach of the Holmbush complex of shops & Supermarkets. St Austell town centre is within approximately 2 miles. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. The picturesque port of Charlestown is about 10 minutes walk away and the award winning Eden Project is 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

From St Austell town head out on the A390 towards Holmbush, to the set of traffic lights near Tesco. The Holmbush complex of shops can be seen on the left. Head through the traffic lights to the next set of traffic lights, bear right here and head up the hill. Approximately 80-100 yards turn left into Porthmeor Road. The property is situated on the left hand side of the no through road with ample parking to the front.

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 and lower inset sealed panels providing external access into front porch.

Front Porch

6'6" x 4'1" (2.00 x 1.25)



The remainder of the left, front and right elevation in the form of sealed glazed units. Glazed roof. Carpeted flooring. Additional Upvc double glazed door with upper obscure glazing provides access through to entrance hall. The porch benefits from the addition of power.

Entrance Hall

13'9" x 8'2" (4.21 x 2.50)



Matching sealed glazed unit to left hand side of front door. Laminate wood flooring. Carpeted stairs to first floor. Doors through to lounge, snug/office/bedroom four, shower room and kitchen/diner. There is an open storage recess under the stairs. Wall mounted Hive heating controls. Radiator.

Lounge

13'11" x 14'5" (4.25 x 4.40)



Upvc double glazed window to front elevation. Carpeted flooring. Focal mains gas fire set within decorative marble surround with matching hearth and decorative wooden mantle. Television aerial point. Radiator. Agents Note: Some of the power points in this room have inset USB charging points.

Sung/Office/Bedroom Four

10'2" x 8'3" (3.11 x 2.53)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Currently utilised as an additional reception room/office. This room would comfortably house a double bed.

Shower Room

11'6" x 5'7" (3.51 x 1.72)



Upvc double glazed window with obscure glazing to rear elevation. Three piece white shower suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer. Fitted shower enclosure with glass shower door and wall mounted mains fed shower with separate nozzle. Tiled flooring. Tiled walls. Heated towel rails. Upvc clad ceiling. Fitted extractor fan. Electric plug in shaver point. This ground floor shower room benefits from an array of in-built storage. Directly opposite, upon entering is a further open storage space.

Kitchen/Diner

22'11" x 13'2" - maximum (6.99 x 4.03 - maximum)



Twin Upvc double glazed patio doors provide access through to conservatory. Door through to rear hall. Upvc double glazed window overlooking the spacious rear garden. Continuation of laminate flooring. In the dining area there is a radiator. Television aerial point. The dining area opens to provide access to the kitchen area with matching wall and base units, roll top work surfaces with matching splash back. Stainless steel sink with matching draining board and central mixer tap. Space for additional kitchen appliances including American Style Fridge/Freezer, slimline dishwasher, washing machine and chest freezer. Some of the power points in this room benefit from inset USB charging points. Fitted electric cooker with grill above and four ring mains gas hob over with fitted extractor hood above. There is also a radiator in the kitchen area.

Conservatory

12'5" x 7'4" (3.81 x 2.24)



A fabulous addition to the property with Upvc double glazed door with full length glazed panel providing external access to the rear. The remainder of the rear and right elevations are in the form of sealed glazed units with large opening "tilt and turn" windows. Polycarbonate roof. Radiator. The conservatory benefits from the additions of electric power points benefitting from inset USB charging points.

Rear Hall

5'4" x 2'7" (1.63 x 0.81)

Upvc double glazed window door to rear elevation

with upper and lower Upvc glazing. Continuation of wood effect laminate flooring. Opening through to utility area.

Utility Area

4'5" x 2'11" (1.36 x 0.91)

Upvc double glazed window to rear elevation with obscure glazing. Roll top work surface with space below for tumble dryer. Shelving to either side. Continuation of wood effect laminate flooring.

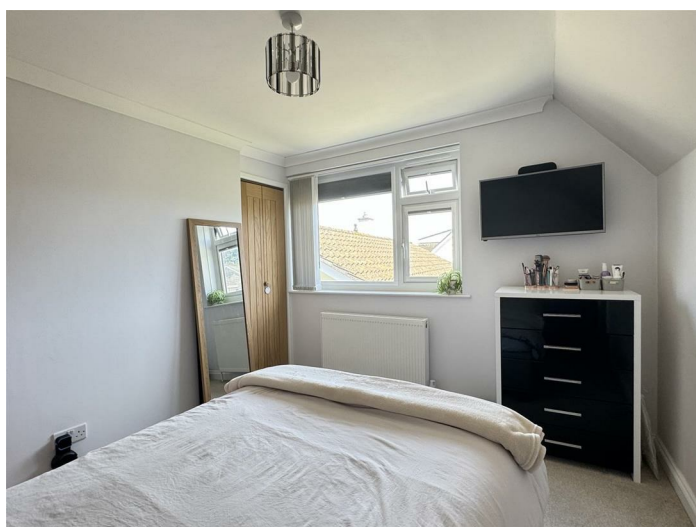
Landing

5'11" x 6'2" (1.82 x 1.90)

Carpeted flooring. Doors off to bedrooms one, two, three and family bathroom. Radiator. Two loft hatch access points.

Bedroom Two

9'7" x 11'1" (2.94 x 3.39)



Upvc double glazed window to side elevation. Carpeted flooring. Concertina doors opens to a storage recess offering a great deal of inbuilt storage options. To the opposite side of the room a door opens to provide access to eaves storage which offers restricted head height boarded storage options. Some of the power points in this room benefit from inset USB charging points.

Family Bathroom

7'10" x 4'9" (2.39 x 1.45)



Upvc double glazed window to rear elevation with obscure glazing. Three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below. Panel enclosed bath with glass shower screen and wall mounted Mira Shower over. Tiled walls. Vinyl flooring. Electric plug in shaver point. Fitted extractor fan. Heated towel rail.

Bedroom Three

11'9" x 7'3" - maximum (3.59 x 2.22 - maximum)



Upvc double glazed window to rear elevation with delightful views over the spacious rear garden and surrounding area in the distance. Carpeted flooring. Radiator. Door opens to provide access to in-built wardrobe offering shelved and high level storage space. Some of the power points in this room benefit from inset USB charging points.

Bedroom One

14'5" x 10'11" - maximum (4.40 x 3.35 - maximum)



Upvc double glazed window to side elevation. Carpeted flooring. Radiator. To the far right hand side of the room two full length mirrored doors open to provide access to an in-built wardrobe offering hanging and high level storage space. Television aerial point. This room benefits from USB charging points inset in some of the electrical power points. Agents Note: The measurement does not take into account the inbuilt storage recess.

Outside



Conveniently located on the left hand side of the no through road.

To the front on the left hand side the property offers a tarmac drive allowing off road parking for two vehicles and provides access to the garage.

To the front right hand side is a further tarmac area allowing off road parking for two further vehicles.

Between the two driveways is an area of pebbles which will also house three vehicles. The current

owners have often enjoyed off road parking for seven vehicles to the front of the property.

To the right hand side a wooden gate opens to provide secure access to the rear garden.

Directly in front of the property is a paved patio area which provides access to the front porch.

Garage

25'1" x 8'8" (7.67 x 2.66)



To the front there is a remote control garage door. The garage houses the solar panel controls complete with a 5.2Kw battery for back up power. Mains fuse box. Mains gas inlet.

The garage benefits from light and power and also houses the homes Baxi central heating boiler run on mains gas.

To the rear elevation is a wood frame single glazed window and single glazed door providing access to the rear garden.



A great selling point for this well presented home is the spacious rear garden, believed to be one of the largest on the road. A paved patio flows across the rear of the property providing hardstanding walkway to the garage from the rear hall and conservatory. As

previously mentioned via the right hand side there is a hardstanding area providing access to a lockable gate.

The rear garden is mainly laid to lawn with a circular fish pond with water feature. To the left hand side, there is an additional patio area.

To the lower section of the garden, there is another patio area with gravelled area to the left hand side currently used to house a trampoline. The rear garden is well stocked with an array of planting and shrubbery and a useful wooden storage shed located to the far right hand side.

There are a number of elevated planting beds which again are well stocked.


The garden opens to the lower section - a fantastic open space that will greatly appeal to those seeking a spacious external space.




Council Tax Band - D

There is a Ring Doorbell recording device at the property.

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 (CO₂) 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	

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Ground Floor



First Floor



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