



MAY WHETTER & GROSE

**39 MENEAR ROAD, ST. AUSTELL, PL25 3DF**  
**GUIDE PRICE £285,000**



SITUATED A SHORT DISTANCE FROM PRIMARY, SECONDARY SCHOOLING, LOCAL AMENITIES AND ST AUSTELL TOWN CENTRE. IN A POPULAR RESIDENTIAL AREA WITHIN EASY REACH OF THE MAIN A390 AND A391 IS THIS IMPRESSIVE SPACIOUS FOUR BEDROOM FAMILY HOME, WITH SOME COASTLINE GLIMPSES FROM THE FIRST FLOOR FRONT BEDROOMS, SUNNY ASPECT ENCLOSED GARDEN AND OUTBUILDING. PARKING TO THE FRONT AND REAR. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS LOCATION AND SIZE. INTERNALLY CURRENTLY OFFERS, TWO RECEPTION ROOMS, KITCHEN, THREE BEDROOMS AND BATHROOM TO THE FIRST FLOOR WITH LOFT ROOM BEDROOM. EPC - E



## Location

St Austell town centre is situated approximately 1 mile away 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 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

Head along Polkyth Road, at the traffic lights bear right and immediately left down on Sandy Hill. Head down past the primary school on your left hand side. At the mini roundabout carry straight on taking the next left up past the turning for Bownder Vean and the property will appear on the left hand side just set back from the road. 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.

From a tarmac driveway there are steps to a covered front entrance with part obscure glazed door leading into inner hallway.

## Inner Hallway



With bright white wall surround complimented with wood effect floor covering. Period staircase to the first floor with under stairs storage and doors into both reception rooms and kitchen. High level fuse box and radiator.

## Lounge

13'3" x 12'5" - maximum (4.04 x 3.79 - maximum )



Large double glazed bay style window to front. Wood effect flooring which continues from the hallway and into the second reception. Focal point of a gas fire set onto a stone raised hearth and backdrop with wood mantle surround.



## Second Reception Room

10'7" x 11'8" maximum (3.25 x 3.58 maximum)



Benefitting from double glazed doors out onto the rear garden. Doors through into kitchen.



## Kitchen

17'5" x 7'8" narrowing to 6'4" (5.32 x 2.34 narrowing to 1.95)



This extended kitchen area comprises a range of

wood wall and base units complimented with roll top laminated work surface incorporating stainless steel sink and drainer with central mixer tap with double glazed window above. Opposite four ring gas hob with hidden extractor with eye level oven to the side. There is also under unit and freestanding space for white good appliances. Obscure part glazed door opens to the rear with two further double glazed windows. Lighting provided by recessed spotlights. Stairs to the first floor. Double glazed window with pull back vertical blinds to the side. Doors to all three bedrooms and family bathroom plus turning staircase to loft room.

## Bathroom

5'11" x 7'8" maximum (1.81 x 2.35 maximum)



Comprising a white suite with low level WC, hand wash basin set on white gloss vanity unit with storage beneath. Panel bath with central mixer taps with shower screen and integrated shower above. Obscured double glazed window to rear. All finished with a fully tiled wall surround with decorative border. Chrome heated ladder towel rail.

## Bedroom

11'8" x 10'8" maximum (3.58 x 3.26 maximum)



Located to the rear with an outlook down over the garden. Double glazed window with radiator beneath.

## Bedroom

13'3" x 8'11" maximum (4.05 x 2.73 maximum)



Located to the front and enjoying some coastline glimpse views from a large double glazed window. Benefits from in-built wardrobe storage.

## Landing

11'8" x 14'0" maximum (3.57 x 4.28 maximum)



Turning staircase to the loft room bedroom with two double glazed windows with pull back vertical blinds to the rear enjoying an outlook down over the garden and back towards St Austell Town. Recessed storage cupboard to the side.



## Bedroom

7'8" x 6'7" (2.35 x 2.01)



Also enjoying some coastline glimpses from double glazed window with radiator to side.

## Bedroom



A range of wardrobe storage thoughtfully laid out incorporating two bedside tables and a dressing table. Low level door into eaves storage and door into en-suite.



The property is set back from the road with tarmac driveway with open lawn area and planted shrubbery surround. There is access to the side and access to the rear garden can also be gained via the dining area and kitchen.



Opening out from here onto a hardstanding seating area with central pathway bordered by lawns and fencing to both sides with further seating areas and storage facilities to the rear.

## En-Suite

Low level WC. Hand basin with vanity unit below. Bi-fold door into shower cubicle with electric shower. Recess spotlighting and extractor fan finished with a fully tiled floor and surround. Chrome towel rail.

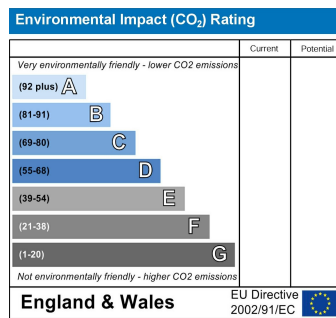
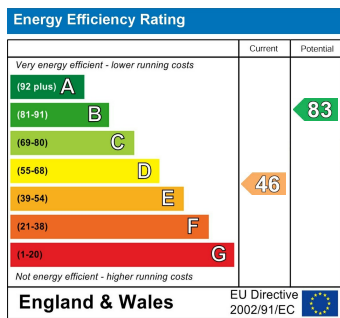
## Outside



There is also a latch gate giving access to additional parking.



## Council Tax Band - B







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