



**MAY WHETTER & GROSE**

**3 BOCONNOC ROAD, ST. AUSTELL, PL25 4UN**  
**GUIDE PRICE £300,000**



A WELL PRESENTED LINK DETACHED THREE BEDROOM HOUSE WITH AMPLE OFF ROAD PARKING TO THE FRONT AND GARAGE TO THE LEFT HAND SIDE. FURTHER BENEFITS INCLUDE A WELL MANAGED, WELL STOCKED AND WELL PRESENTED ENCLOSED REAR GARDEN, GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED HOME LOCATED IN A PEACEFUL SETTING. EPC - AWAITED



## Location

St Austell town centre is situated approximately ½ 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

From Asda on Southbourne Road, head along and at the traffic lights turn left on to Sawles Road. Head up Sawles Road, past Horsley Rise on the left. Take the next left on to Belmont Road. Follow the road along past Chisholme Court, the retirement complex on your left, as the road narrows, head down taking the next turning into Pennor Drive. Follow the road around and take the second right into Boconnoc. The property will appear on the right hand side, just before the right hand bend that heads up the hill.

## Accommodation

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

Upvc double glazed door with obscure glazing allows access into entrance hall.

## Entrance Hall

6'7" x 4'10" (2.01 x 1.49)



Wood effect laminate flooring. Carpeted stairs to first floor. Doors through to lounge, reception two/bedroom three and WC. Twin doors open to provide access to a useful in-built storage void, housing the mains fuse box. Textured ceiling. Radiator.

## W.C.

7'2" x 2'11" (2.19 x 0.89)



Upvc double glazed window to rear elevation with obscure glazing. Two piece white WC suite comprising low level flush WC and circular hand wash basin set on roll top work surface with additional doors providing access below to inbuilt storage. Tiled flooring. Tiled walls to water sensitive areas. Part wood clad walls. Part textured walls. Radiator.

## Reception Two/Bedroom Three

11'8" x 8'5" (3.56 x 2.57)



Upvc double glazed window to rear elevation overlooking the enclosed and well stocked rear garden. Carpeted flooring. Radiator. Textured ceiling. Opening providing access to understairs storage void. Bespoke in-built shelving.



## Lounge/Diner

20'11" x 11'8" (6.38 x 3.57)



Large Upvc double glazed window to front elevation providing a great deal of natural light and delightful far reaching views. Door through to kitchen. Mains gas fire set within polished black granite backing with matching hearth and decorative wooden mantle. Textured ceiling. Wood effect laminate flooring. Radiator. Bespoke shelf storage recess with opening drawers below. Space for dining table.

## Kitchen

11'8" x 8'11" (3.57 x 2.72)



Hardwood door with inset single glazing providing access through to covered side access. Upvc double glazed window to rear elevation overlooking the enclosed and well stocked rear garden. Matching wall and base wood kitchen units. Roll top work surfaces with matching splashbacks. Stainless steel sink with matching draining board and central mixer tap. Fitted four ring buttonless hob with extractor hood above and electric oven below. Tiled walls to water sensitive areas. Tiled flooring. Radiator. Space for additional kitchen appliances currently used to house a slimline dishwasher and a useful recess housing upright fridge/freezer. Wall mounted Baxi gas fired central heating boiler.

## Covered Side Access

14'6" x 2'11" (4.42 x 0.89)

Upvc double glazed door to front elevation with upper obscure glazed panel and further matching sealed glazed unit above, additional door to the rear elevation with additional door providing covered access from front to rear of the property. Tiled flooring. Textured walls. Upvc clad ceiling. Single glazed wood frame window providing natural light through to the garage.

## Garage

19'1" x 7'11" (5.84 x 2.42)

Metal up and over door provides vehicular access. Wood door to the rear elevation allows access as

previously mentioned single glazed window overlooks the covered side access passage. The garage benefits from the addition of light.

## Landing

15'3" x 2'10" - maximum (4.65 x 0.87 - maximum) Carpeted flooring. Doors off to bedrooms one, two and family bathroom. Loft access hatch.

## Bedroom One

11'9" x 12'8" (3.59 x 3.88 )



Upvc double glazed window to front elevation providing elevated views over open countryside. Carpeted flooring. Textured ceiling. Radiator. Upon entering, to the left hand side a door opens to provide access to a large eaves storage area. Upon entering, to the right hand side of the room twin louvre doors open to provide access to an in-built storage area. To the front hand side upon entering, an additional door opens to provide access to the opposite side eaves storage area again offering storage facilities. Textured ceiling.

## Family Bathroom

6'9" x 5'4" (2.08 x 1.65)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece suite



comprising low level flush WC, pedestal hand wash basin and panel enclosed bath. Tiled walls. Textured ceiling. Radiator. Wood effect vinyl flooring.

**Bedroom Two**

12'2" x 8'7" (3.73 x 2.64)



Upvc double glazed window to rear elevation enjoying a pleasant outlook over the well stocked enclosed rear garden. Carpeted flooring. Textured ceiling. Radiator. Upon entering to the left hand side a door opens to provide access to a useful in-built storage void providing shelved storage facilities. To the right hand side a wood door opens to provide access to more in-built eaves storage area.

**Outside**



To the front of the property a brick drive provides off

road parking for one vehicle in front of the garage. The brick driveway continues allowing additional off road parking. To the left hand side of the property is the garage. To the right hand side is a manageable planting bed well stocked with an array of plants and shrubbery.



Conveniently accessed via the covered side walkway, to the rear is a hard standing area flows across the entire rear of the property. Opening to the right hand side complete with an outdoor tap. Steps lead up to an elevated vegetable patch, well stocked with an array of plants.

To the far side of this first tier is a useful wooden shed, steps then lead up to the top tier laid to lawn with paved patio area to both the left and right hand sides. The boundaries are clearly identified by wood fencing to the right and left hand elevations.

The rear elevation is an elevated planting bed well stocked with plants. There are also raised planting beds in the top lawn garden area to the far and right hand sides .

From the top tier the property enjoys fine elevated views towards open countryside located to the front.

**Council Tax Band - C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	









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