



MAY WHETTER & GROSE

WATERS EDGE, GOVER VALLEY , ST. AUSTELL, PL25 5RA
GUIDE PRICE £375,000



AN IMMACULATELY PRESENTED CHAIN FREE DETACHED HOUSE WITH GARAGE AND AMPLE OFF ROAD PARKING. OCCUPYING A MANAGEABLE AND WELL STOCKED PLOT. THE PROPERTY OCCUPIES AN EXTREMELY PEACEFUL SETTING OVERLOOKING WOODLANDS TO THE FRONT WITH A PRIVATE AND ENCLOSED REAR GARDEN, WITH THE CALMING SOUND OF RUNNING WATER VIA A LOW LEVEL STREAM TO THE FRONT OF THE PROPERTY. THE HOUSE HAS THREE/FIVE DOUBLE BEDROOMS AND TWO/FOUR RECEPTION ROOMS WITH FURTHER BENEFITS INCLUDING GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED AND IMMENSELY FLEXIBLE FAMILY HOME. EPC - D



Location

St Austell town centre is situated within easy reach 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 St Austell town centre head down Truro Road to the traffic lights, turning right on to Gover Road. Pass the retail park on your left and continue approximately a quarter of a mile where the property can be located on the right hand side of the road. A For Sale board is erected for ease of identification purposes.

Accommodation

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

Painted metal door allows external access into entrance hall.

Entrance Hall

13'3" x 6'5" (4.06 x 1.98)



Full length double glazed sealed unit to right hand side of front door. Door to the right provides access through to the integral double garage. Vinyl flooring in the initial entry area. Updated carpeted stairs lead through to double doors which provide access through to the dining room. Exposed red brick feature wall to left hand side. Textured ceiling. Radiator. Ceiling mounted air vent.

Integral Double Garage

18'3" x 20'9" (5.57 x 6.34)

Metal up and over garage door. The garage benefits

from light and power and also houses the mains gas fired central heating boiler tucked away in the far right hand corner. A fantastic space which would house two vehicles or could be incorporated into the building should additional space be required (Pending the relevant permissions).

Dining Room

20'5" x 9'4" (6.24 x 2.85)



Twin sliding Upvc wood effect double glazed patio doors providing access to the enclosed "sun trap" side patio. Karndean wood effect vinyl plank flooring. Stairs to upper landing, carpeted stairs to lower landing. Carpeted stairs through to lounge with wooden balustrade providing security and safety. Opening through to kitchen. Vaulted ceiling. Three wood frame double glazed windows to the front elevation provides additional natural light. Radiator. Ceiling mounted air vent. Space for spacious dining table.

Lounge

17'10" x 13'6" - maximum (5.44 x 4.14 - maximum)



Full length Uvpc double glazed windows to front elevation overlooking the well stocked and well enclosed front garden. Continuation of Karndean wood effect vinyl plank flooring. Focal electric plug in fireplace. Two radiators. Textured ceiling. Ceiling mounted air vent. Fitted satellite points.

Kitchen

13'7" x 9'9" (4.16 x 2.98)



A well lit twin aspect kitchen with wood frame double glazed windows to rear and left elevations combining to provide a great deal of natural light. Door through to utility room. Matching updated wall and base kitchen units, square edge work surfaces, ceramic one and half bowl sink with matching draining board and central mixer tap. Rangemaster Gas and Electric Range with stainless steel splashback and Rangemaster extractor hood above. Tiled walls to water sensitive areas. Continuation of Karndean wood effect vinyl plank flooring. Space for additional appliances. The kitchen benefits from integral Bosch dishwasher, intelligent storage and soft close technology. Textured ceiling.

Utility

9'8" x 6'4" (2.97 x 1.95)



Upvc double glazed door to rear elevation with upper obscure glazing. Wood frame double glazed window to rear elevation. Matching updated wall and base kitchen units, square edge work surfaces, stainless steel sink with matching draining board and central mixer tap. Space for washing machine. Door to the right hand side opens to provide access to the airing cupboard housing the hot water tank and in-built shelved storage below. Wall mounted thermostatic controls. Textured ceiling. Tiled walls to water sensitive areas.

Lower Landing

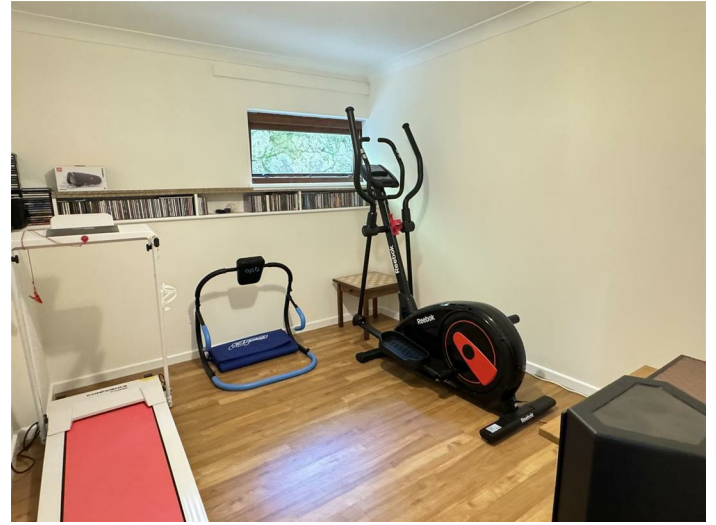
8'9" x 3'10" (2.69 x 1.19)

Continuation of Karndean wood effect vinyl plank

flooring. Doors through to bedroom five/reception three and bedroom four/reception four. Textured ceiling.

Bedroom Five/Reception Three

8'9" x 10'0" (2.68 x 3.05)



Wood frame double glazed window to rear elevation. Karndean wood effect vinyl plank flooring. Textured ceiling. Radiator. Telephone point. This room is currently used as a gym and would comfortably house a double bed.

Bedroom Four/Reception Four

12'5" x 9'0" (3.79 x 2.75)



Another delightful twin aspect room with wood frame double glazed windows to side and rear elevations combining to provide a great deal of natural light. Karndean wood effect vinyl plank flooring. Radiator. Twin louvre doors open to provide access to a useful in-built storage void. Further high level doors open to provide access to an additional storage area above, this area also houses the enclosed mains fuse box.

Upper Landing

12'7" x 3'2" (3.86 x 0.99)

Updated carpeted flooring. Doors off to double bedrooms, one, two, three and family bathroom. Textured ceiling. Loft access hatch.

Bedroom Three

14'11" x 8'7" (4.57 x 2.62)



Wood frame double glazed window to front elevation providing a lovely outlook over the well managed and well stocked front garden with the Gover Valley beyond in the distance. Karndean wood effect vinyl plank flooring. Radiator. Textured ceiling. Twin full length mirrored doors open to provide access to an in-built wardrobe.

Bedroom Two

14'11" x 9'0" (4.56 x 2.75)



Wood frame double glazed window to front elevation with a delightful outlook over the Gover Valley to the front of the property. Carpeted flooring. Textured ceiling. Radiator. Twin full length mirror doors open to provide access to a useful in-built wardrobe.

Family Bathroom

8'11" x 5'6" (2.72 x 1.68)



Wood frame double glazed window to side elevation with obscure glazing. Updated three piece matching white bathroom suite comprising low level flush WC with dual flush and soft close technology, ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below. P-shaped panel enclosed bath with central mixer tap and wall mounted shower attachment. Tiled walls to water sensitive areas. Large heated towel rail. Textured ceiling. Tiled flooring.

Bedroom One

14'11" x 12'0" - maximum (4.57 x 3.67 - maximum)



Wood frame double glazed window to rear elevation overlooking the private and enclosed rear garden. Carpeted flooring. Door through to en-suite. Two twin full length mirrored doors provide access to in-built wardrobes. Textured ceiling. Radiator.

En-Suite

9'2" x 5'6" (2.81 x 1.68)



Wood frame double glazed window to side elevation with obscure glazing. Updated three piece white shower 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 drawer storage below, fitted shower enclosure with glass shower sliding doors and wall mounted mains fed shower with overhead shower head. Tiled walls to water sensitive areas. Vinyl flooring. Large heated towel rail. Fitted extractor fan.

Outside



Located on the opposite side of the road from the Gover Valley a tarmac bridge takes you over the stream to the front of the property, this is shared access and jointly owned by Waters Edge and the property to the right hand side. This initial driveway must be kept clear at all times to allow clear access to both properties. Upon going over the bridge, to the left hand side, the property offers off road parking for numerous vehicles.

The front garden is extremely well stocked and offers

an array of established planting and shrubbery and mainly laid to lawn with pavers providing access through to a secure wooden gate to the left hand side of the property. To the right hand side there is access to the integral double garage. To the right hand side of the property an additional wooden gate provides secure access to the enclosed rear garden.

Access to the front door is courtesy of a open covered porch providing shielding from the elements. To the left hand side of the property there is a delightful patio area which again is well stocked with an array of planting and shrubbery, the area to the left hand side is currently utilised to house the current owners recycling and refuse bins, and storage shed.



Steps lead up to a private side paved patio area with sliding doors from the dining area providing access back through to the property. This beautifully kept area is enclosed with exposed stone and catches a great deal of sun - the perfect Al-Fresco dining spot. The paved patio area flows across the rear of the property providing access back through to the utility room with an outdoor tap located to the right hand side.

The paved walkway flows across the rear of the property leading to the paved walkway which is located to the right hand side access gate. To the rear, centrally and directly opposite the door into the utility room, steps lead up to a further elevated area of patio to the right hand side and lawn to the left.

To the left hand side at the end of the grass walkway is a further elevated area of decking, again this area gets a great deal of sun and outlook over the Gover Valley directly opposite the property to the front.

To the rear right hand side the paved walkway flows across an elevated planting bed which is again is well stocked and provides access to an additional area of decking which also catches a great deal of sun. Steps lead up from this area to an elevated sloped area of garden with a greenhouse. This area is extremely well stocked with planting and shrubbery.

An early viewing is advised to fully appreciate this extremely well stocked and well maintained rear garden, likely to greatly appeal to gardeners. Occupying a fantastic setting within close proximity of St Austell Town Centre.



Council Tax Band - E

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 (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



First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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