



**MAY WHETTER & GROSE**

**140 PORTHPEAN ROAD, ST. AUSTELL, PL25 4PN  
OFFERS IN EXCESS OF £300,000**



OFFERED WITH NO ONWARD CHAIN, LOCATED A SHORT DISTANCE FROM THE COASTAL FOOTPATH, BEACHES OF ST AUSTELL BAY AND THE HISTORIC PORT OF CHARLESTOWN, WITHIN EASY REACH OF LOCAL GOLF COURSES IS THIS IMPECCABLY PRESENTED CORNER PLOT DETACHED BUNGALOW. FINISHED IN AN ATTRACTIVE STONE SURROUND AND WONDERFUL SUNNY ASPECT REAR GARDEN. THE ADDED BENEFIT OF DRIVEWAY AND GARAGE. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITION IN THIS POPULAR RESIDENTIAL DEVELOPMENT. PLEASE SEE AGENTS NOTES. EPC - B



## Location

St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket. There is a mainline railway station and leisure centre together with primary and secondary schools. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 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 onto the A390, head up past Asda onto Cromwell Road. At the traffic lights turn right onto Porthpean Road, follow the road up and you will see the property on the right hand side. A board will be erected for convenience.

Initially park on the road and take the pedestrian pathway to the front. If you wish to continue by car head up to the roundabout, taking the second turning down into the development. As you head down take the first right, follow the road along, turn right again and the parking will be located in the far corner.

## Accommodation

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

Set back from Porthpean Road, set behind an attractive Cornish stone wall with planting and an area of communal lawn, is a tarmac pathway which sweeps around to the front door with covered canopy and outside courtesy lighting with attractive obscure glazed door into entrance hall.

## Entrance Hall



Entrance hall with embedded weave welcome mat and further warm coloured carpet which continues through into both bedrooms and family lounge. Wall mounted radiator and access into loft. Air circulation system. Doors to all rooms, one into large storage cupboard with slatted shelves, door into kitchen/diner.

## Kitchen/Diner

15'5" x 6'6" 160'9" (4.72m x 2.49m)



Offering a dual aspect creating natural light from a double glazed window to the side and one further to the rear, enjoying an outlook over the garden, both with roller blind above. The room is finished with tile effect vinyl floor covering. Wall mounted radiator. The kitchen comprises a range of light wood fronted wall and base units complimented with roll top laminated work surface incorporating four ring gas hob with stainless steel splash back and extractor above with integrated oven below. One and half bowl stainless steel sink and drainer with mixer tap and there is further under unit space for white good appliances. Door through into lounge.





### Bathroom

6'6" x 5'5" at max points over bath (2.00m x 1.67m at max points over bath)



Comprising white suite with low level WC hand basin and part curved panelled bath with shower screen with wall mounted shower head attachment. Finished with part tiled wall surround with decorative border and a mosaic patterned vinyl floor covering. Wall mounted radiator and obscured double glazed window with display sill and roller blind.

### Lounge

10'0" x 19'5" (3.07m x 5.92m)

Enjoying an outlook down over the garden from a double glazed door with windows to both sides. A central focal point of an electric fire set onto a raised polished stone hearth and backdrop with wood mantel surround. Two wall mounted radiators. Door through into Bedroom.

### Bedroom

8'10" x 13'8" at max point into recess (2.70m x 4.18m at max point into recess)

Overlooking the front garden and communal area from a double glazed window with deep display sill radiator beneath. The recess benefits space for wardrobes and finished with a light painted wall surround with feature paper patterned wall. Door into Bedroom.

### Outside



To the front an expanse of communal lawn with pathway and further lawn to the property with low kept shrubbery borders. The path sweeps around to the side where there is further planting and another lawn.



### Bedroom

9'5" x 6'9" (2.88m x 2.06m)

Also located to the front enjoying a similar outlook with double glazed window deep display sill and radiator below. Door into bathroom.

## Rear Garden



The rear garden can be accessed from the lounge. The garden enjoys a great deal of sun throughout the day and into the evening and offers a reasonable degree of privacy. Door opening out onto a paved patio with pathway leads to a latched door giving access to the garage and driveway. The garage has eaves storage and up and over door and power. An area of open lawn enclosed by fence panel surround and planted borders.

## Garage



## Council Tax Band: C



## Agents Note

The Vendor advises the Service/maintenance charge for the year end August 2024 was £146.

The charges covers communal areas, bins and the Cornish front wall etc.

We understand there are regular meetings where home owners on the development are able to attend. Blenheims Estate & Asset Management (SW) Limited

Pembroke House, Blenheims Estate & Asset Management (SW) Limited, Torquay Rd, Paignton TQ3 2EZ  
0333 321 4080

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		81	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	









### Ground Floor



**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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