



MAY WHETTER & GROSE

33 CLIFDEN ROAD, ST. AUSTELL, PL25 4NZ
GUIDE PRICE £175,000



A WELL SITUATED CHAIN FREE MID TERRACE COTTAGE BOASTING TWO DOUBLE BEDROOMS AND TWO RECEPTION ROOMS. FURTHER BENEFITS INCLUDE OFF ROAD PARKING TO THE REAR. FRONT AND REAR GARDENS. UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING WITH A RECENTLY UPDATED CENTRAL HEATING BOILER. THE PROPERTY IS IMMACULATELY PRESENTED THROUGHOUT AND OFFERS A CONVENIENT SETTING WITHIN CLOSE PROXIMITY OF AMENITIES. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL KEPT HOME.

EPC: C



Location

St Austell town centre is situated approximately 1 mile away. 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, head up East Hill. At the roundabout carry straight over onto Alexandra Road. At the bottom of the road, carry straight on to Victoria Road, heading up to the Mount Charles complex of shops and the cross roads. At the traffic lights turn left onto Clifden Road, up over the railway bridge, follow the road along where the property can be located on the left hand side. A board will be erected for convenience.

UPVC double glazed door with upper glazed detailing allows external access into front porch.

Front Porch

6'2" x 3'8" (1.89m x 1.14m)



With sealed glazed units to front elevation, slim line glazed unit to left hand side of front door. Polycarbonate roof. Tiled flooring, door through to lounge. Part tiled walls.

Lounge

11'3" x 9'11" (3.45m x 3.03m)



UPVC double glazed window to front elevation. Door through to dining room. Carpeted flooring. Exposed ceiling beams. Radiator. BT Openreach fibre connection. Mains enclosed fuse box.



Dining Room

11'2" x 10'5" (3.41m x 3.18m)



UPVC double glazed window to side elevation. Door through to Kitchen. Carpeted flooring. Carpeted stairs to first floor. Door opens to provide access to the under stairs storage void. Exposed ceiling beams. Radiator. Bespoke inbuilt shelving with twin louvre doors to the lower section, offering additional storage options. Wall mounted thermostatic controls.

Kitchen

9'1" 4'11" (2.77m 1.52m)



UPVC double glazed door to side elevation with upper obscured patterned glazing provides access through to the rear garden. With obscure glazed sealed panel to right hand side of rear door. Further UPVC double glazed window to rear elevation. All combined to provide tremendous natural light. Matching base and wall kitchen units. Roll top work surfaces. Stainless steel sink with matching draining board and central mixer tap. Space for electric cooker with stainless steel splashback and fitted extractor hood above. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Space for additional kitchen appliances currently utilised to house a washing machine and fridge freezer.

Landing

11'8" x 4'6" (3.56m x 1.38m)



With doors off to double bedrooms one, two and family bathroom. Carpeted flooring. Textured flooring. Loft access hatch. Door opens to provide access to an in built storage area offering shelved storage facilities.

Bedroom One

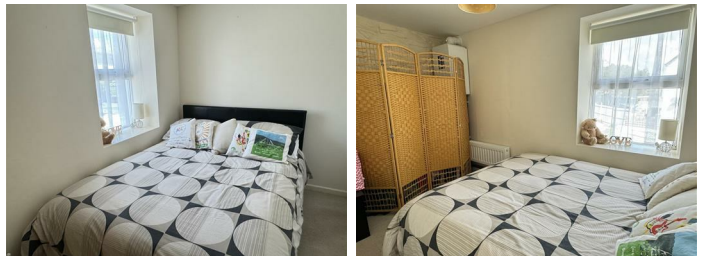
11'3" x 8'10" (3.44m x 2.70m)



UPVC double glazed window to front elevation. Carpeted flooring. Textured ceiling. Feature wood clad wall. Radiator.

Bedroom Two

11'8" x 6'4" (3.58m x 1.95m)



UPVC double glazed window to side elevation. Carpeted flooring. Radiator. Wall mounted mains gas updated Worcester central heating boiler.



Bathroom

7'0" x 4'11" (2.14m x 1.50m)



UPVC double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC, ceramic hand wash basin and panel enclosed bath with wall mounted electric shower over. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Textured ceiling. Wall mounted electric heater. Heated towel rail. Fitted extractor fan.

External Description



To the front and accessed off Clifden Road just past the car park, opposite Francine's fish and chip shop. To the front a walkway provides access to the front door which is shared and also provides access for number 35. We are advised that we own the access route and the attached property has pedestrian right of access over. To the left hand side of the walk way is a manageable area of lawn. The boundaries are clearly defined with exposed stone wall to the right and front elevations and low level wood fencing to the left hand side.

Rear Garden



Either accessed directly off the kitchen or via the rear access gate is rear garden with a hard standing area flowing directly off the kitchen. There is a further paved patio area and an expanse of lawn beyond. To the left hand side is a wooden shed with a further expanse of lawn to the right hand side. A hard standing walk way leads back to a further area of rear patio with an additional shed located in this area. To the far left hand side a wooden gate opens to provide access over the neighbouring property providing access to number 33 parking, located directly to the rear of this walk way.

Agents Note

There is the option of creating additional parking on the front grass, pending the relevant permissions, as others in the road have. To clarify and for the avoidance of doubt: Numbers 31 and 35 have right of access over the rear garden and 35 has access over the front of the property.

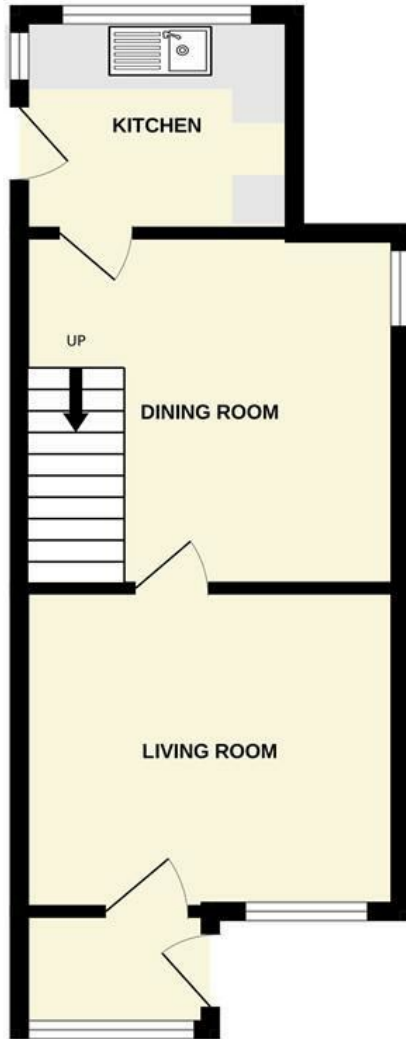
Council Tax Band: A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			71
(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	

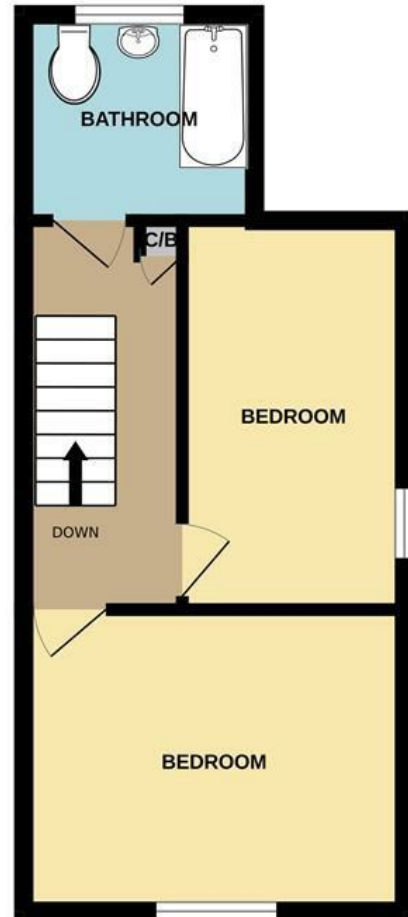
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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