



MAY WHETTER & GROSE

23 EDGCUMBE GREEN, ST. AUSTELL, PL25 5EE

£325,000



OFFERED WITH NO CHAIN AND LOCATED IN A QUIET CUL-DE-SAC ON A POPULAR RESIDENTIAL DEVELOPMENT WITHIN GENEROUS SIZE FORMAL GARDENS, IS THIS DETACHED BUNGALOW WITH THE BENEFIT OF DRIVEWAY PARKING AND FURTHER DETACHED LINKED GARAGE. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITION, SIZE AND POTENTIAL. EPC - C



Location

St Austell town centre is situated within a short distance 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 head up Edgcombe Hill taking the left hand turn into Edgcombe Green, follow the road along and around to the left taking the next cul-de-sac on the left and the property will be set back also on the left hand side. 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 the driveway is a paved pathway which leads across the front to a part obscure glazed front porch with carpeted flooring and internal obscure glazed door into inner hallway.

Inner Hallway



Embedded welcome mat and further carpeted flooring which continues through and into the main living area. Wall mounted radiator and attractive obscure glazed light panel. Six panel white doors to all internal rooms, one into an airing cupboard with slatted shelving and radiator.

Lounge/Diner

23'5" x 15'3" arrowing to 7'7" - maximum (7.15 x 4.65 arrowing to 2.33 - maximum)



The lounge area and dining area are L-shaped offering a great deal of natural light from a large double glazed window to the front and further double glazed window to the rear. Finished with a bright white wall surround and doors into the kitchen and a further deep storage cupboard.



Kitchen

7'2" x 10'4" plus deep recess (2.19 x 3.15 plus deep recess)



The kitchen comprises a range of bevelled edge wood fronted base units with roll top dark laminated work surface incorporating four ring hob and integrated oven below. Stainless steel sink and drainer with mixer tap all finished with tiled splashback with decorative border. Upvc double glazed window to the rear and wall mounted boiler. Deep recess with storage cupboard above with further cupboard to the side housing the electric fuse box. Part obscure glazed door opens through into side porch entrance also with part double glazed windows and obscure glazed door opening to the garden and garage.

From the inner hallway there is access to the loft. Door through into bathroom.

Bathroom

5'8" x 5'8" - maximum (1.75 x 1.75 - maximum)



Comprising a white suite with hand basin and panel bath with electric wall mounted shower over with a fully tiled wall surround. Radiator and finished with a tile effect floor covering. High level obscure window.

Separate W.C.

2'8" x 5'8" (0.83 x 1.75)



Also finished with a fully tiled wall surround and high level obscure window. Similar flooring to the bathroom. Low level flush WC.

Bedroom

11'8" x 8'8" (3.58 x 2.66)



Located to the rear. Radiator beneath the window opening to the rear.

Bedroom

9'8" x 14'3" (2.96 x 4.35)



Located to the front. Radiator beneath the window to the front.

Bedroom

11'2" x 6'3" (3.42 x 1.92)



Wall mounted radiator and window to the front.

Outside

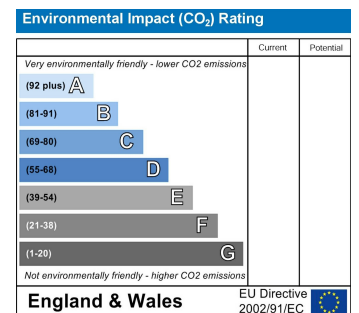
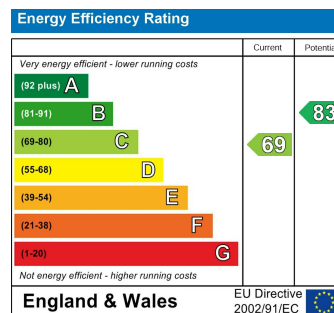


The property is set back behind well kept low level shrubbery boundary. Driveway leads to the garage and a pathway leads to the side giving access to a side patio seating area and the rear garden.

Opens out onto a further expanse of lawn enclosed by fence panelling, shrubbery planted borders, and timber shed. It is believed this area enjoys a great deal of sun throughout the day and into the evening.

Garage has up and over door.

Council Tax Band - D





GROUND 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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