



MAY WHETTER & GROSE

25 EDINBURGH CLOSE, CARLYON BAY, PL25 3PN
GUIDE PRICE £435,000



BEING SOLD WITH NO CHAIN, THIS IMPECCABLY PRESENTED LINK DETACHED FAMILY RESIDENCE SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS, A GENEROUS SIZE PLOT IN A MUCH SOUGHT AFTER CUL-DE-SAC WITHIN THE COASTAL REGION OF CARLYON BAY A SHORT DISTANCE FROM GOLF COURSES, COASTAL FOOTPATH AND BEACHES AND BOTH PRIMARY AND SECONDARY SCHOOLING. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS POSITION, SIZE AND THE SUNNY ASPECT LANDSCAPED GARDENS. AWAITING PROBATE. EPC - D



Location

Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, Edie's restaurant and a 4* hotel with two restaurants, and Chinese restaurants. Charlestown which is a popular Georgian harbour side village, is approximately one mile and can also be reached by the coastal footpath almost opposite the property, and is situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers, The Eagle Has Landed and Poldark, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses.

Directions



From St Austell head out to Carlyon Bay, past Charlestown Primary School on your left hand side heading down towards the beach, past Edies Restaurant and AJ's coffee shop set back on the right, taking the next left hand turn into Edinburgh Close. Head down approximately 100 yards, take the next left into the cul-de-sac, head up to top and the property will appear in the far right hand corner. 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.



A brick paved driveway and pathway leads to part glazed door with matching side panels leading into entrance porch with tiled flooring and internal obscure glazed door into inner hallway.

Inner Hallway

Doors to all internal rooms, wall mounted radiator discreetly hidden behind an attractive cover and further radiator behind the door. Door into lounge/diner.

Lounge/Diner

11'10" x 19'1" with dining area approximately 8'9" (3.63 x 5.83 with dining area approximately 2.67 x)



Large double glazed window to front elevation with pull back vertical blinds and radiator beneath enjoying an outlook over the well kept gardens. Coal effect gas fire set onto a polished stone hearth and backdrop with wood mantel surround and opening beyond to the dining area which also enjoys an outlook over the rear garden from double glazed patio doors. An additional wall mounted radiator and traditional serving hatch.



appliances and also benefitting from two storage cupboards one housing the boiler. Access through to the loft. Double glazed door opens to the rear with window to the side. Finished with hard wearing tiled flooring and attractive tiled splashback.

Bedroom

8'7" x 12'0" - maximum (2.63 x 3.67 - maximum)



Located to the rear. Finished with an attractive papered wall surround, double glazed window with roller blind and radiator beneath and sliding doors into wardrobe storage.



Kitchen

10'2" x 8'11" - maximum (3.11 x 2.72 - maximum)



Comprising a comprehensive range of wall and base units complimented with rose granite effect roll top laminated work surface incorporating four ring hob, stainless steel sink and drainer with mixer tap. The kitchen also incorporates eye level oven, free standing and under unit space for white good

Bedroom

12'0" x 8'7" (3.66 x 2.64)



Also located at the rear. Radiator beneath double glazed window and sliding doors into wardrobe storage.



Shower Room

8'5" x 5'8" - maximum (2.57 x 1.74 - maximum)



A luxurious remodelled suite. Comprising low level WC, hand basin set within white gloss vanity storage and hidden cistern surround with polished display sill. Sliding door into shower cubicle with integrated shower system plus recess spotlighting and natural light from two frosted glazed panel windows. Wall mounted radiator and all finished with attractive tiled wall surround with decorative border. Tiled flooring.





En-Suite
4'0" x 4'9" (1.22 x 1.45)



Bedroom - En-Suite
13'10" x 10'4" - maximum (4.22 x 3.17 - maximum)

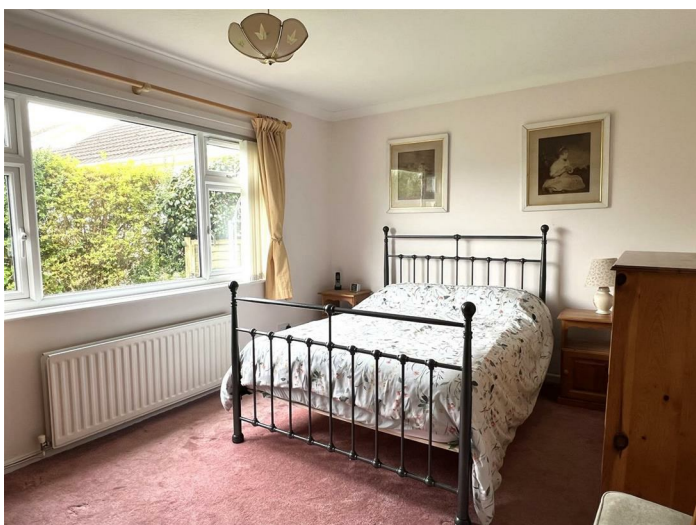
Comprising suite with low level WC and hand basin. Finished with part tiled wall with decorative border and single shower cubicle with integrated shower system. Pull cord lighting unit above wall mounted mirror with further storage to the side. Tiled flooring. Ceiling mounted extractor.



Outside



Situated to the front enjoying an outlook over the front garden from double glazed window with radiator beneath and benefitting from door with glazed light panel above into en-suite.



Agents Note



The property is tucked away into a wonderful corner plot with driveway parking in front of the garage with electric roller door. Level lawn area with an array of planted shrubbery surround. Wrought iron gate leading through to the side and rear.

Please note Probate has been applied for and is granted. We understand from the current owner that the Solar Panels are owned.

The rear garden can be accessed from the dining area or from the door from the kitchen.

From here leads out onto a paved patio area and pathway which leads down to an expanse of open lawn all enclosed by fence panelling and an array of shrubbery, flowers and planting.

The garden enjoys a great deal of sun throughout the day and into the evening and a high degree of privacy.



In the top corner there is a lovely size storage shed and to the far right hand side there is a bin storage area and double glazed door into the garage with window to the side. The garage has power and light.

Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(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



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