



MAY WHETTER & GROSE

**COOLAMBER, PORTHEAST WAY, GORRAN HAVEN, PL26 6JA
GUIDE PRICE £425,000**



A WELL POSITIONED CHAIN FREE DETACHED BUNGALOW WITH THREE DOUBLE BEDROOMS, PRINCIPAL WITH EN-SUITE SHOWER, GARAGE AND OFF ROAD PARKING. THE PROPERTY BENEFITS FROM AN ENCLOSED REAR GARDEN, ELECTRIC HEATING THROUGHOUT AND UPVC DOUBLE GLAZING AND HAS BEEN PAINTED THROUGHOUT IN PREPARATION FOR SALE. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED BUNGALOW LOCATED IN A VERY DESIRABLE AREA WITHIN CLOSE PROXIMITY OF GORRAN HAVEN BEACH. EPC - E



Location

The heart of Gorran Haven is a cluster of fishermen's cottages, nestling around a secluded cove. The two village beaches have golden sand making them ideal for the whole family (including dogs on a lead). The main beach is accessible to all, and all facilities are close by including a large car park. The harbour is sheltered by a stone quay from which angling trips are available and there are visitors moorings for the boating enthusiasts. To the west of Gorran Haven is Caerhays Castle, beach and gardens. Caerhays beach is sheltered with golden sand, beach cafe and ample car parking. The gardens are open in the spring, to the public and boast a breath taking collection of tropical plants in an idyllic setting, Mevagissey is approximately 3 miles away and offers a range of village amenities to include a grocery shop, variety of pubs and restaurants, and there is also a doctors surgery. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 15 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 16 miles from the property. St Austell town centre is located approximately 12 miles away and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with supermarkets. There are good primary and secondary schools within close proximity.

Directions

Head out to Gorran Haven, through Gorran Churchtown and past the ever popular Barley Sheaf Pub and Restaurant. After approx. half a mile you will come down the hill (Bell Hill) into Gorran Haven past the children's playpark on the right hand side, take the first left into Poretheast Way. The property is located on the left, the second property in.

Accommodation

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

Twin Upvc double glazed doors with upper and lower inset glazed inserts allow external access into entrance porch.

Entrance Porch

3'10" x 2'7" (1.17 x 0.81)

Tiled flooring. Polystyrene tiled ceiling. Original Art Deco wood frame single glazed door with stippled glazing allowing access through to entrance hall.

Entrance Hall

12'7" x 28'8" - maximum (3.85 x 8.75 - maximum)



Exposed wood flooring. Doors through to lounge, kitchen/diner, family bathroom, bedrooms one, two and three. BT OpenReach telephone point. Wall mounted night storage heater. Two light wells, these funnel natural light through to the bungalow. Door into airing cupboard housing the hot water tank with further slatted storage options set within and additional high level storage above.

Lounge

14'11" x 11'10" (4.55 x 3.63)



Twin aspect lounge with Upvc double glazed windows to front and side elevations combining to provide a great deal of natural light. Open fireplace set within slate backed surround with wooden mantel and slate hearth. Wall mounted electric night storage heater. Exposed wood flooring. Television aerial point.



Utility

9'11" x 5'5" (3.04 x 1.66)



Upvc double glazed window to rear elevation. Tiled flooring. Roll top worksurface with space below for washing machine and tumble dryer. Bespoke shelving above.

Kitchen/Diner

17'7" x 11'1" (5.36 x 3.39)



Another spacious twin aspect room with two Upvc double glazed windows to side elevation and one Upvc double glazed window with obscure glazing to rear elevation. Further Upvc double glazed door with upper obscure glazing provides external access to the enclosed rear garden. High level mains enclosed fuse box. Matching wall and base kitchen units. Roll top worksurfaces with matching splashback. Stainless steel one and half bowl sink with central mixer tap and attached draining board. Space for additional kitchen appliances. Wall mounted electric night storage heater. Wood effect laminate flooring. Part tiled walls. Door through to utility.

Family Bathroom

8'7" x 10'0" (2.62 x 3.06)



Upvc double glazed window to rear elevation with obscure glazing. Matching four piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal ceramic hand wash basin with central mixer tap, panel enclosed bath with central mixer tap. Separate shower enclosure, glass door provides access with wall mounted Mira shower set within. Tiled walls. Tiled flooring. Fitted extractor fan. Heated towel rail.



Bedroom Two

13'10" x 11'10" (4.24 x 3.62)



Upvc double glazed window to front elevation. Exposed wood flooring. Wall mounted electric night storage heater.

Bedroom Three

11'10" x 9'10" (3.62 x 3.01)



Upvc double glazed window to rear elevation. Wall mounted electric heater with in-built thermostat. Exposed wood flooring. Picture rail.

Bedroom One

14'7" x 11'9" (4.47 x 3.60)



Upvc double glazed window to side elevation. Exposed wood flooring. Door through into en-suite shower room. Wall mounted night storage heater. Picture rail.

En-Suite

10'0" x 6'2" (3.05 x 1.88)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC, ceramic pedestal hand wash basin with central mixer tap, fitted shower enclosure with wall mounted Mira Sport shower. Tiled walls. Electric plug in shaver point. Fitted extractor fan. Heated towel rail. Tiled flooring.

Outside



To the front the garden is laid to lawn with a number of established plants and trees. The boundaries are clearly defined with wood fencing to the left and front elevations and an established evergreen hedge to the right. To the front left hand corner a gate opens to

provide access to a hardstanding walkway providing access to steps that lead up to the front door. To the front right hand corner a hardstanding driveway provides off road parking for two vehicles and provides access to the garage.

Garage

16'0" x 10'6" (4.89 x 3.22)



Wood frame door to rear elevation provides access to the enclosed rear garden. The garage benefits from light and power with metal up and over door to front providing vehicular access.

To the left hand side of the property a hardstanding walkway provides access to the rear garden, there is a gate on the front left hand corner providing security. The property benefits from external power points and the rear garden is laid to lawn with wood fencing to the right and left hand sides and an established hedge to the rear.

There is an outdoor tap. Hardstanding walkway flowing all around the rear between the bungalow and lawn providing access to the rear garage door.

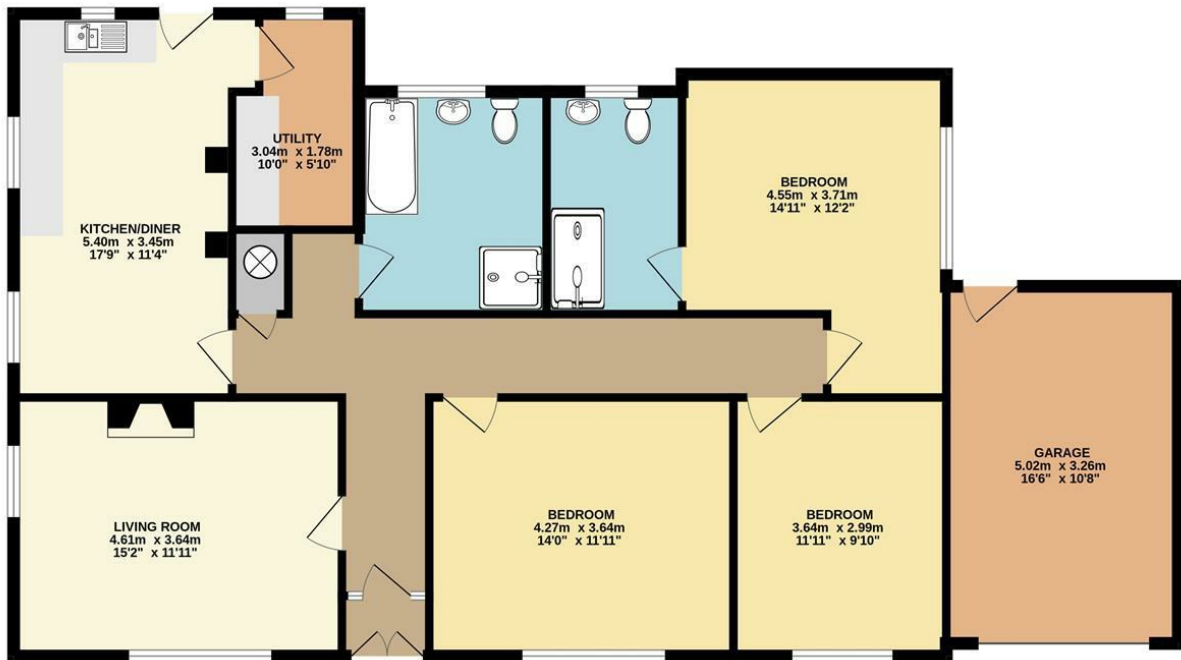
Agents Note

This property was previously let, when the previous tenants vacated the owner had the property painted throughout and the wood floors sanded and re-waxed.

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		42	77

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	
		20	50



Measurements are approximate. Not to scale. Illustrative purposes only
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