



MAY WHETTER & GROSE

**100 EASTBOURNE ROAD, ST. AUSTELL, PL25 4SS**  
**GUIDE PRICE £325,000**



ENJOYING SOME FAR REACHING COUNTRYSIDE VIEWS, SET ON A GENEROUS GARDEN PLOT WITH A SUNNY ASPECT REAR GARDEN AND BENEFITING WITH NO ONWARD CHAIN. A DELIGHTFUL TWO DOUBLE BEDROOM RESIDENCE, OFFERING SPACIOUS ACCOMMODATION, A SHORT DISTANCE FROM THE TOWN CENTRE AND BENEFITING FROM DRIVEWAY WITH INTEGRAL GARAGE. INTERNALLY OFFERS LOUNGE DINER TO THE REAR FROM WHERE YOU CAN ENJOY THE VIEWS, KITCHEN, FAMILY SHOWER ROOM WITH FURTHER SEPARATE WC AND GOOD AMOUNT OF STORAGE. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS OUTLOOK, SIZE AND FURTHER POTENTIAL THE PROPERTY HAS TO OFFER. EPC - D



## Location

St Austell town centre is situated within a short walk and offers a wide range of shopping, educational and recreational facilities. The mainline railway station and leisure centre are also within walking distance together with primary and secondary schools and supermarkets being close by. 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

There are a couple of ways to get to the property. From the A390 off Southbourne Road turn left at the traffic lights onto Sawles Road, head up to the top taking the next right onto Eastbourne Road. Follow the road along for approximately 150 yards and the property will be set back from the road on the right. 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 low stone wall border. From the driveway there is a paved area leading to the front door with handrail leading to an obscure part glazed panel door into entrance hall.

## Entrance Hall:



Obscure double glazed window with pull back vertical blinds. Radiator. Solid strip wood flooring. Doors to all internal living space. Access to inner hallway with access to loft. Door to deep recess with shelving. Door into airing cupboard with slatted shelving and housing the boiler system.

## Kitchen/Breakfast Room:

12'10" x 9'10" (3.92m x 3.02m)



(maximum measurement over worksurface)

The kitchen comprises a range of colour fronted wall and base units. Roll top laminated wood work surfaces incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Four ring gas hob with extractor hood over. Further inbuilt appliances of integrated oven with wine rack to the side. Under unit space for further low level appliances. Tiled splashback. Large double glazed window enjoying the far reaching views and outlook over the garden, with pull back vertical blinds. Wood laminated flooring. Radiator. Obscure glazed panel door leads to side porch entrance with further double glazed door leading out onto the side driveway. Wood sliding door into garage.

## Garage:

10'0" x 17'10" (3.06m x 5.45m)

(approximate measurement)

High pitch roof. Electric roller door. Power and light. Space for utility area.



**Lounge/Diner:**

17'3" x 11'5" (5.28m x 3.50m)



(maximum measurement into recess)  
Natural light from large double glazing sliding doors with side panels and fitted Venetian blinds enjoying an outlook over the garden and far reaching views beyond. Two wall mounted radiator to either end of the room. Central focal point of a polish stone fireplace surround and raised hearth with gas fire. Wood laminated flooring.



From the inner hallway door into WC.

**WC:**



Low level WC. Tiled flooring and further part tiled wall surround with border. Obscure double glazed window with pull back vertical blinds.

**Shower Room:**

7'0" x 5'3" (2.14m x 1.62m)



Obscure double glazed window with pull back vertical blinds. Corner fitted WC. Curved glazed doors into corner shower cubicle with integrated system. Large hand basin with white gloss vanity storage unit beneath, mirror above and shelving. Pull cord lighting. Fully tiled walls surround with decorative inserts. Tiled flooring. Heated towel rail. Ceiling mounted extractor. Spotlights.



**Bedroom:**

11'11" x 11'6" (3.64m x 3.52m)



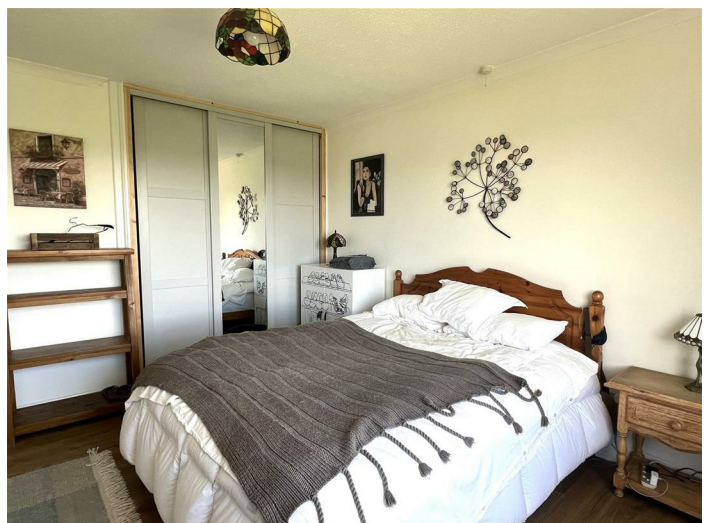
Large double glazed window to the front with pull back vertical blinds. Radiator. Floor to ceiling glass mirror fronted sliding doors into built in wardrobe storage.

**Bedroom:**

11'11" x 12'8" (3.65m x 3.88m)



Large double glazed window to the rear enjoying the views down over the garden and far reaching views with pull back vertical blinds. Floor to ceiling glass mirror fronted sliding doors into built in wardrobes. Wood effect laminated flooring.





**Outside:**



The property is set back from Eastbourne Road behind a stone built low level wall with raised planting. A wide driveway with deep border with further former open drive to the side which is enclosed by fence paneling but could be easily removed. As the property is detached there is a pathway that leads across the front and down the opposite side with further strip wood panelling and planted borders.

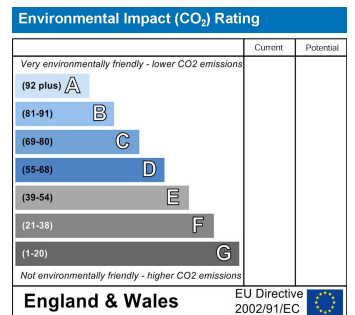
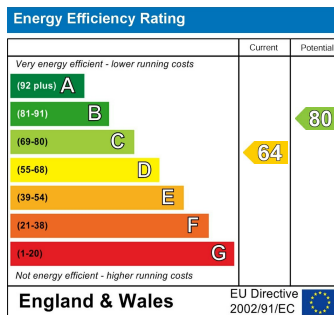
**Council Tax - D**



**Agents Notes**

Probate applied for not yet granted

From here leads out onto a sun terrace across the front and wide steps down onto the area of open lawn with deep planted borders to the two sides and some strip wood fence panelling. To the corner is a wonderful timber chalet potting shed. The rear garden enjoys a great deal of sun during the day and into the evening.









**Ground Floor**

All measurements are approximate and for display purposes only.

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