



**MAY WHETTER & GROSE**

**10 MITCHELL ROAD, ST AUSTELL, PL25 3AU  
OFFERS IN EXCESS OF £300,000**



LOCATED IN A QUIET CUL DE SAC LOCATION WITHIN EASY REACH OF LOCAL PRIMARY SCHOOLS, THIS WELL PRESENTED MODERNISED THREE BEDROOM, DETACHED FAMILY RESIDENCE IS SITUATED ON A LARGE CORNER PLOT WITH BOTH DETACHED GARAGE PLUS AMPLE PARKING. LIVING ACCOMMODATION COMPRISING SITTING ROOM, KITCHEN/DINER WITH CONSERVATORY AND FAMILY BATHROOM TOGETHER WITH FURTHER SCOPE AND POTENTIAL. THE PROPERTY ENJOYS SOME FAR REACHING COUNTRYSIDE VIEWS TOWARDS TRENYTHON MANOR. A VIEWING IS HIGHLY RECOMMENDED. EPC RATING - C



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 Town Centre head out of the town up East Hill and then turning into Kings Avenue. At the roundabout take the right hand road past the park on the left and the library on the right at the next roundabout continue along past Polkyth Recreation Centre and the Fire Station on your right until you come to a mini roundabout. Continue along this road past the chemist on the right until you come to a set of traffic lights. Head straight across onto Sandy Hill past Aldi on your left and take the next right hand turn into Mitchell Road. Take the next right again into this quiet cul de sac. The property is located in front of you at the top, a board will be erected for convenience.

There is a upvc obscured double glazed panel door with outside courtesy lighting opening through into:

#### **Entrance Hall:**

Neutrally decorated and offered with carpeted flooring with cream wall surround, complimented with white coved ceiling, wall mounted radiator, and recessed spotlights. There are oak fitted doors to all living accommodation. Door opening through into deep recessed storage and cloak cupboard and housing the electric fuse box. The hallway continues giving access to the further living accommodation and bedrooms, further recess spotlighting and large oversized loft access.

Door opening through into:

#### **Sitting Room:**

15'11" x 13'9" narrowing to 15'11" x 9'10" (4.86 x 4.20 narrowing to 4.86 x 2.99)



Located at the front of the property and enjoying a great deal of the morning sun and an outlook towards Trenythron Manor from a large double glazed window with fitted vertical blinds. The room has a TV point. Warm coloured wall surround with feature papered wall with modern gas fire plus an additional radiator.



Door opening through into:

**Kitchen/Dining Area**

18'0" x 10'4" narrowing to 6'11" (5.48 x 3.14 narrowing to 2.10)



Beyond the kitchen there is an obscured double glazed panelled door opening through into:

**Conservatory/Sun Room:**

7'4" x 11'1" (2.24 x 3.39)

(At maximum over worksurface). In our opinion a fabulous area for entertaining and socialising due to its layout, and located with access to the conservatory. Two double glazed windows both with fitted roller blinds and having a wall mounted radiator below. The kitchen comprises a range of cream gloss fronted wall and base units with slow close doors and drawers complemented with solid strip wood oak work surface over incorporating four ring electric hob and integrated oven, along with a stainless steel drainer with mixer tap. Within this well appointed kitchen there is also an integrated fridge, freezer and dishwasher.



(At maximum). Double glazed windows looking out onto the garden



From the hallway door into:

## Bedroom

7'10" x 8'8" (2.40 x 2.63)



Situated to the front of the property and enjoying some far reaching countryside views and down over the cul de sac and garden area from a large double glazed window with fitted vertical blinds and a wall mounted radiator below. Carpeted flooring.

Door into:

## Bedroom

9'11" x 12'4" (3.01 x 3.77)

(At maximum). Also located at the front enjoying a great deal of the morning sun from a large double glazed window with further fitted blinds and wall mounted radiator below. Carpeted flooring.

Door into:

## Bedroom

10'3" x 9'11" (3.13 x 3.02)



(At maximum). The second double bedroom situated at the rear of the property and beautifully presented throughout. Finished with a warm coloured carpeted flooring and a cream wall surround with feature papered wall complimented with white coved ceiling. There is a wall mounted radiator below an opening double glazed window with fitted roller blind.

From the hallway door into:

## WC:



Having a fully ceramic tiled patterned wall surround with decorative inserts complimented with further tiled flooring with low level WC and obscure double glazed window to the rear with fitted roller blind.

From the hallway door into:

## Family Bathroom:



Bathroom suite, comprising a low level WC with hidden cistern and hand basin set onto a polished coloured granite effect vanity shelving with white gloss fronted storage below and bath with shower with the added benefit of frosted glazed panelled sliding doors with glazed side panels opening through into double sized shower cubicle with integrated wall mounted shower. Finished with a marble effect bath sheet wall surround, complimented further with coloured ceramic tiled flooring. Obscure double glazed window to the rear, further lighting is provided by a recess spotlighting plus ceiling mounted extractor fan.



### Outside:



Situated in the corner the property is at the end of the cul de sac. Set back behind a low dwarf wall surround is an area with an expanse of open lawn with some planted shrubbery to the front of the property with long drive way to the side and pathway to the front door. The driveway continues to the side and beyond into the garden of the property with low level wrought iron wide gated access opening out into additional parking and hard standing for numerous vehicles. The rear garden area enjoys a great deal of sun throughout the mid morning and evening.

### Garage:

18'10" x 12'5" (5.74 x 3.78)

With an up and over, oversized single garage door opening through into a oversized garage, with both power and light with the additional benefit of base units incorporating a stainless steel drainer with mixer tap and white good appliances below. This is also currently used as a utility area. There is a wood panelled door to the side and an outside tap.

The rear garden can also be accessed from the conservatory/sun lounge where in front, set down behind wrought iron trellis work is a private sun terrace where you can enjoy entertaining and outside dining. Please note that even though the rear garden area is of low maintenance, if you are requiring further lawn this could be easily modified. The rear garden is enclosed by some strip wood fence panelling and a high walled surround offering again a good degree of privacy. The property offers much scope and further potential if required.


### Tax Band:

Band C


### Agents Notes

The property is in a trust.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

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### Ground Floor



**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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