



MAY WHETTER & GROSE

40 TREGONISSEY ROAD, ST. AUSTELL, PL25 4DH
GUIDE PRICE £235,000



A WELL PRESENTED CHAIN FREE SEMI DETACHED HOUSE WITH TWO DOUBLE BEDROOMS AND OFF ROAD PARKING WITH DISTANT SEA VIEWS TO THE REAR. FURTHER BENEFITS INCLUDE A BEAUTIFULLY ESTABLISHED PLOT WELL STOCKED TO THE REAR, A USEFUL OUTBUILDING, UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING THROUGHOUT. AN EARLY VIEWING IS FULLY ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED HOME LOCATED WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES. EPC - C



Location

Located a short distance of the market town of St Austell Centre, railway and bus station, within a short walk to a local Tesco Express with the bus route nearby on Tregonissey Road. The leisure centre is not far. Within walking distance of the centre of St Austell offering 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 head up East Hill, at the mini roundabout turn left onto Kings Avenue. At the next roundabout by the railway station turn right onto Polkyth Road, follow the road along to the next roundabout turning left onto Poltair Road. Head up to the top, in front of you will be Poltair School, at the roundabout take the second exit onto Tregonissey Road. Follow this road until the property can be located on the right hand side opposite the entrance to Cornwall College, as identified by our For Sale board.

Accommodation

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

Upvc double glazed door allows external access into entrance hall.

Entrance Hall

5'10" x 16'2" - maximum including stairs to first (1.80 x 4.94 - maximum including stairs to first fl)



Upvc double glazed window to side elevation. Wood effect laminate flooring. Radiator. Door through to lounge. Carpeted stairs to first floor. Textured ceiling.

Lounge

14'8" x 11'4" - maximum (4.49 x 3.47 - maximum)



Upvc double glazed window to front elevation overlooking the well stocked and enclosed front garden. Continuation of wood effect laminate flooring. Textured ceiling. Radiator. Telephone point.



Kitchen/Diner

17'10" x 9'5" (5.46 x 2.89)



Upvc double glazed door to side elevation allowing external access with upper obscure glazed panel. Two Upvc double glazed windows to rear elevation overlooking the well stocked rear garden. Wood effect vinyl flooring. Matching wall and base kitchen units, roll top work surfaces, stainless steel sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Part tiled walls. Part wood clad walls. Space for dining table. Radiator. Agents Note: Some of the power points have inset USB charging points. Wall mounted updated Vaillant Mains Gas Central Heating Boiler. Door opens to provide access to the original larder with in-built shelving and original slab cold storage shelf with Upvc double glazed window to side elevation with obscure glazing. The larder also houses the updated mains fuse box. A concertina door opens opposite to provide access to storage area with a door to the rear allowing access to the under stairs storage void. Textured ceiling.



Landing

6'3" x 10'11" - maximum including stairwell (1.92 x 3.33 - maximum including stairwell)



Upvc double glazed window to side elevation offering sea views to the right hand side. Doors through to double bedrooms one, two and family bathroom. Loft access hatch. Radiator.

Bedroom One

14'9" x 11'5" - maximum (4.51 x 3.48 - maximum)



Two Upvc double glazed windows to front elevation. Door allows access to in-built storage void offering hanging and shelved storage facilities. Two additional doors open to allow access to two further in-built storage areas both offering slatted storage facilities. Carpeted flooring. Radiator.

Bedroom Two

11'5" x 9'6" (3.48 x 2.90)



Upvc double glazed window to rear elevation enjoying a delightful outlook over St Austell Bay on the horizon in the distance. Carpeted flooring. Radiator. Door opens to provide access to useful in-built recess housing shelved storage facilities. Radiator.

Family Bathroom

6'4" x 5'6" (1.95 x 1.69)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white classic bathroom suite comprising wood panel enclosed ceramic bath with original taps, ceramic hand wash basin with classic style taps set on vanity storage unit offering additional storage facilities below, low level flush WC. Vinyl flooring. Heated towel rail. Tiled walls to water sensitive areas.

Outside



To the front of the property there is an enclosed front garden laid to lawn extremely well stocked with an array of evergreen planting and shrubbery. A block wall offers inset planting bed. Hard standing steps lead in from the metal access gate providing access to the main front door. To the left hand side is a wooden door providing access through to the rear garden.



To the left hand side is an area of granite chippings allowing off road parking. Twin gates open to an additional parking area with wood shed located to the rear. To the right hand side a gate opens to a spacious hard standing area with access to the side and the wooden door allowing access back through to the front.

There is a useful outbuilding.

Outbuilding

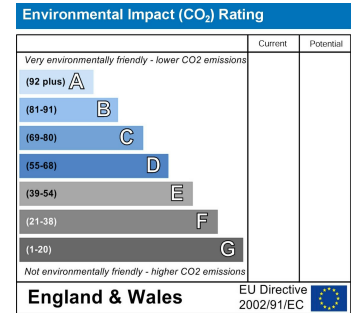
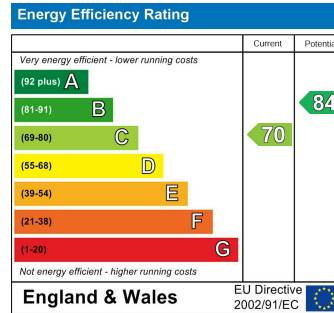
13'6" x 6'0" (4.12 x 1.83)



Wooden door providing external access. This building benefits from the addition of light and power. A fantastic workshop space and would suit a multitude of purposes.

to fully appreciate this extremely well stocked rear garden, likely to appeal to keen gardeners.

Council Tax Band - A



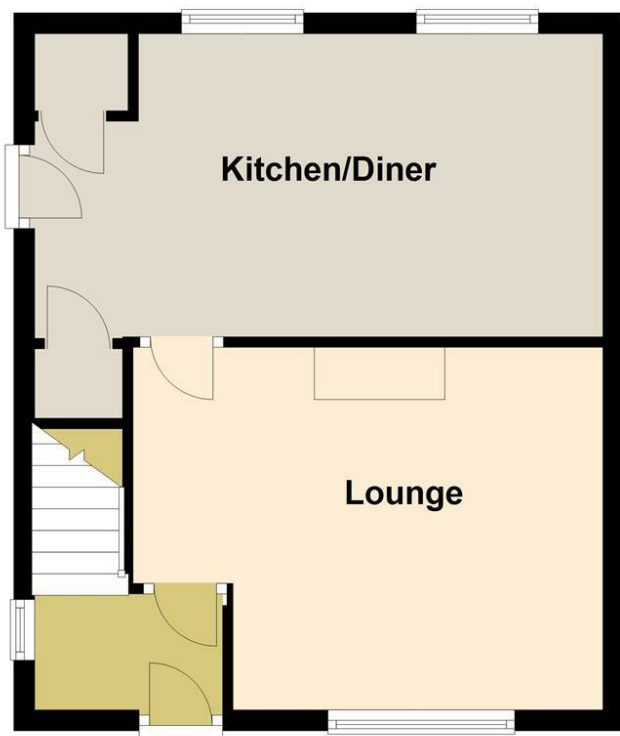
From the hardstanding area to the side of the property, steps lead down to the well stocked and enclosed rear garden. To the left hand side is a greenhouse, to the side of this is a patio area. Centrally there is hard standing walkway. To the left hand side set beyond the greenhouse is a sunken pond which has been caged for security purposes, this is surrounded by pebbled chippings.

To the right hand side of the rear garden there is a two tiered lawn, again extremely well stocked with an array of planting and shrubbery. Boundaries are clearly defined with wood fencing to the left elevation and block wall to the right hand side with evergreen established boundary to the rear.

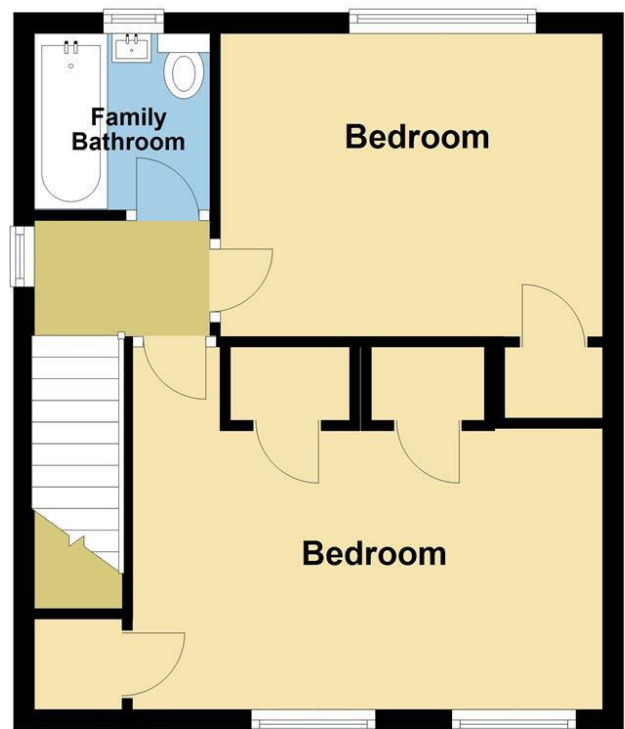
To the lower section of the garden is a paved walkway providing ease of access. An early viewing is advised



Ground Floor



First Floor



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