



MAY WHETTER & GROSE

108 TRURO ROAD, ST. AUSTELL, PL25 5HH
GUIDE PRICE £450,000



A DELIGHTFUL LEVEL DETACHED BUNGALOW WITH THREE DOUBLE BEDROOMS, PRINCIPAL WITH EN-SUITE SHOWER ROOM. FURTHER BENEFITS INCLUDE GARAGE AND AMPLE OFF ROAD PARKING. THE BUNGALOW OCCUPIES A SPACIOUS PLOT WITH A BEAUTIFUL ENCLOSED REAR GARDEN, OWNED SOLAR PANELS, UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS CENTRAL HEATING. THE PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE AND AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS IMPECCABLY KEPT FAMILY HOME LENDING ITSELF WELL TO HOUSING A DEPENDANT RELATIVE, OR TEENAGER WITH THE PRINCIPAL BEDROOM SET ON THE OPPOSITE SIDE OF THE PROPERTY.
EPC - D



Location

St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket, the picturesque port of Charlestown and Porthpean Beach. There is a mainline railway station and leisure centre together with primary and secondary schools. The award winning Eden Project are within a short drive. The town of Fowey is approximately 8 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

Heading out of St Austell onto South Street head out towards the Pentewan Road roundabout. Take the right hand turning onto Penwinnick Road; as if heading towards Truro. Follow along towards St Mewan School, take the turning right into the drive, just before the right turning onto Hill Park Crescent. Note the right turn into the drive is before the roundabout.

Accommodation

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

Upvc double glazed door with upper obscure glazed panel allows external access into entrance porch.

Entrance Porch

5'0" x 3'3" (1.53 x 1.00)



Double Upvc double glazed doors with multi panel inset obscure glazing allowing access through to inner hall. Door to the right hand side provides access through to sun room with upper and lower glazed glass and high level leaded detailed glazing with inset stained glass feature. Painted exposed brick walls. Wood effect vinyl flooring.

Inner Hall

22'5" x 5'10" - maximum (6.84 x 1.79 - maximum)



Doors off to double bedrooms two, three, shower room, kitchen and lounge/diner. Continuation of wood effect vinyl flooring. Radiator. High level mains enclosed fuse box with solar panel controls to the side. Nu Air ceiling mounted vent. Agents Note: This regulates the temperature between the property and loft space helping to prevent condensation. Updated loft access hatch. Agents Note: The owners have boarded the loft and added a drop down ladder. This loft space lends itself well to a multitude of purposes. Wall mounted Hive heating controls.

Bedroom Two

17'8" x 12'2" - maximum (5.40 x 3.73 - maximum)



A delightful twin aspect double bedroom with Upvc double glazed bay window to front elevation and additional Upvc double glazed window to side elevation, both combine to provide a great deal of natural light. Carpeted flooring. Radiator. Agents Note: Some of the power points in this room have inset USB charging points. Wall mounted and ceiling mounted feature lighting.

Bedroom Three

10'6" x 11'7" - maximum (3.21 x 3.54 - maximum)



Upvc double glazed window to side elevation. Radiator. Carpeted flooring. A generous third double bedroom.

Shower Room

7'5" x 8'0" - maximum (2.28 x 2.44 - maximum)



Double glazed window to side elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below. Large fitted shower enclosure with wall mounted mains fed shower complete with overhead and detachable body nozzle. Twin doors open to provide access to a useful in-built storage recess with shelved storage facilities. Heated towel rail. Vinyl flooring. Water resistant cladding to all walls. Fitted extractor fan. Fitted electric light with plug in shaver point.

Kitchen

12'2" x 11'1" (3.72 x 3.38)



Upvc double glazed window to rear elevation overlooking the spacious and impeccably kept rear garden. Door through to utility room. Matching wall and base kitchen units, roll top worksurfaces, stainless steel one and half bowl sink with matching draining board and central mixer tap. Upvc double glazed window with upper semi circular inset glazed panel provides serving hatch through to lounge/diner. Radiator. Tile effect vinyl flooring. Space for Range with polished black glass splashback and large fitted extractor hood above. Tiled walls to water sensitive areas. The kitchen benefits from integral dishwasher, soft close technology. Space for American style fridge/freezer. Television aerial point. Agents Note: Some of the power points in the kitchen benefit from inset USB charging points.

Utility

8'6" x 8'3" - maximum (2.61 x 2.53 - maximum)



Upvc double glazed stable door to side elevation providing access to the spacious rear garden. Further Upvc double glazed windows to rear and opposite side elevations provides a great deal of natural light. Tile effect vinyl flooring. Continuation of kitchen base

units with roll top work surface, circular sink with central mixer tap. Space for washing machine and tumble dryer. Textured walls. Door through to boiler cupboard.

Boiler Cupboard

4'9" x 2'11" (1.45 x 0.90)

This room houses the Worcester combination mains gas central heating boiler with further high level shelved storage to the left hand side. Stop cock located to the far right hand corner of this room. Continuation of tile effect vinyl flooring.

Lounge/Diner

22'7" x 12'6" - maximum (6.89 x 3.82 - maximum)



A delightful twin aspect room with Upvc double glazed patio doors giving access through to the sun room located to the front of the property. Further Upvc double glazed window to rear elevation overlooking the spacious and well kept rear garden. As previously mentioned serving hatch through to kitchen. Wood effect vinyl flooring. Large multi fuel burner set on slate plinth with matching backing. Television aerial point. Agents Notes: Some of the power points in this room have inset USB charging points. Door through to principal bedroom. Modern vertical radiator to dining area.



Sun Room

12'5" x 12'1" - maximum (3.81 x 3.70 - maximum)



A delightful addition to the property with Upvc double glazed windows to front, right and left elevations with high level opening windows to the top section with leaded detailing complete with inset stained glass feature glazing. Wood effect laminate flooring. The sun room benefits from the addition of light and power. Low level radiator. Part exposed brick wall with previously mentioned door back through to entrance porch to the side. This room also benefits from remote controlled blinds which are included within the sale.

Bedroom One

15'5" x 11'8" (4.70 x 3.58)



A lovely well lit principal bedroom with Upvc double glazed patio doors to rear elevation allowing access to the rear patio and in turn spacious rear garden. Slimline full length glazing to right and left hand sides and additional glazing above with slimline opening windows to the right and left hand side. Door through to en-suite shower room. Door through to walk in wardrobe. Continuation of wood effect vinyl flooring. Radiator. Agents Note: This room lends itself well to independent living having its own external access and

access to the en-suite, this will greatly appeal to those with a dependant relative or child looking for their own space.

En-suite

8'7" x 6'1" (2.62 x 1.87)



Upvc double glazed bay window to front elevation with obscure glazing. High level leaded stained glass detailing above. Matching three piece white shower suite comprising low level flush WC with dual flush technology, large ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage facilities below, large open shower enclosure with wall mounted mains fed shower. Water resistant cladding to walls. Heated towel rail. Fitted extractor fan. Second loft access hatch. Vinyl flooring.

Walk in Wardrobe

5'6" x 2'9" (1.70 x 0.85)

A lovely addition to the principal bedroom with carpeted flooring and fantastic rail storage options. Lighting.

Outside



Accessed directly off Truro Road, twin cream pillars with the property number on each pillar provides access off the road. A large tarmac drive provides off road parking for numerous vehicles. To the right hand side is an initial area of lawn, well established with an array of planting and shrubbery.

To the rear of the drive is access to the garage.

Garage

18'8" x 9'4" (5.70 x 2.87)



Electric garage door provides vehicular access. To the right hand side there is a single glazed window providing natural light. The prefabricated garage benefits from the addition of light and power. An opening with two steps provide access to an additional store.

Additional store

14'6" x 7'3" (4.44 x 2.21)



Upvc double glazed door providing external access. This is a lovely addition to the garage offering a great deal of additional storage facilities. This area also benefits from the addition of light and power.



The front garden is laid to lawn and again extremely well established with an array of evergreen planting and shrubbery providing clear boundaries. Feature pebbled planting bed. A gentle slope leads down from the drive onto an area of imprinted patio flowing across the front of the bungalow. Note: The imprinted patio is cast concrete with imprinted patio pattern. This prevents weed growth growing through the joins.

Via the right hand side of the property there is the continuation of the imprinted patio providing a delightful patio area which continues along the right hand side with a secure gate providing access to the rear garden.



To the left hand side of the patio the imprinted patio continues along the left hand side of the property. There are then steps leading back up to the drive with outdoor tap. A gate then opens to provide access to the spacious and enclosed rear garden. A continuation of the imprinted patio flowing across the rear of the property, an additional outdoor tap. This area opens off the principal bedroom making a fine space with elevated rendered planting bed to the right hand elevation.

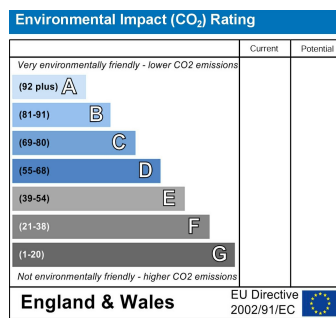
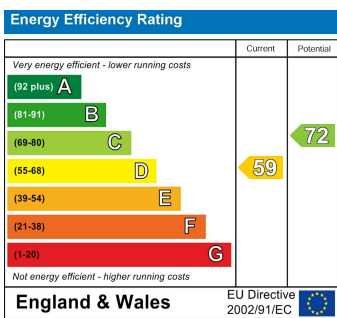
Steps lead up to the spacious rear garden laid to lawn with paved walkway providing access to the rear store off the garage and flowing back to the shed located to the rear of the garage.

Boundaries are clearly defined with wood fencing to the right and left elevations. The rear garden is laid to lawn and is well established with planting to the right and left hand elevations. A fantastic selling point of the property is the spacious garden.





Council Tax Band - E





Total floor area 137.9 sq.m. (1,485 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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