



MAY WHETTER & GROSE

**4 WHEAL VIEW, ST STEPHEN, PL26 7PP**  
**GUIDE PRICE £325,000**



AVAILABLE FOR THE FIRST TIME TO THE MARKET SINCE THE PROPERTY WAS BUILT BY THE CURRENT OWNERS APPROXIMATELY 30 YEARS AGO, IS THIS THOUGHTFULLY DESIGNED AND LAID OUT SPACIOUS TWO DOUBLE BEDROOM FAMILY RESIDENCE, WITHIN A QUIET CUL-DE-SAC IN THE SOUGHT AFTER VILLAGE OF ST STEPHEN. SET WITHIN WELL KEPT LANDSCAPED AND LOW MAINTENANCE GARDENS. INTERNALLY OFFERS SPACIOUS ACCOMMODATION COMPRISING LOUNGE/DINER, KITCHEN/BREAKFAST ROOM, BATH AND SHOWER ROOM TOGETHER WITH SEPARATE CLOAKROOM/WC AND LARGE INTEGRAL GARAGE. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS FABULOUS POSITION, SIZE AND POTENTIAL. EPC - AWAITED



## Location

Situated in the village of St Stephen which offers a range of village amenities including shop and Post Office, a public house, primary and secondary schools. The property is situated within easy reach of St Austell town centre, 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 13 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 12 miles from the property.

## Directions

From St Austell head out towards St Stephens, come up past Hawkins on your right hand side, towards the heart of the village. Take the right hand turn past the local convenience and onto Trethosa Road. Follow the road out past Brannel Rooms on your right, and playpark, take the next right into Great Charles Close. Follow the road up for approximately 200 yards. Turn left into Wheal View cul-de-sac the property will be situated in front of you. 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.

The property is approached by a brick paved entrance onto a double width tarmac driveway with low maintenance garden to the front. Part obscure glazed door leads into entrance porch.

## Entrance Porch

Finished with tile flooring and two double glazed windows and obscure glazed door into inner hallway.

## Inner Hallway

Wall mounted radiator, telephone point and hard wearing wood effect floor covering which continues through into the main inner hallway. Access to all internal living space, loft access and additional radiator.

## Lounge/Diner

11'8" x 25'11" (3.57 x 7.90)



To the far end of the property running from the front to back is the wonderful lounge/diner. To the front a double glazed window with radiator beneath, to the rear sliding doors lead out onto a paved patio. Radiator to the side with serving hatch above. Carpeted flooring. In the lounge area a brick built fireplace surround incorporating open fire with wood mantle over and tiled hearth. Television aerial point. Telephone point.





**Bedroom**

10'4" x 12'7" - maximum into recess (3.17 x 3.85 - maximum into recess)



**Kitchen/Breakfast Room**

11'8" x 15'11" - maximum (3.56 x 4.87 - maximum )



Double glazed window to the front with radiator beneath. Double doors open through into in-built wardrobe storage.

**Bedroom**

10'5" x 10'8" - maximum to front of in-built wardr (3.18 x 3.26 - maximum to front of in-built wardrob)



Finished with a tiled flooring. Obscure glazed panel door opening out onto the rear garden with double glazed window to the side with roller blind. The kitchen itself is thoughtfully designed and laid out offering a comprehensive range of oak fronted wall and base units, complimented by roll top laminated work surfaces incorporating four ring electric hob with hidden extractor over. One and half bowl stainless steel sink and drainer with mixer tap. Tiled splashback surround. Also benefits from integrated low level fridge and eye level oven.

Double glazed window with radiator beneath to the front. Two sets of double doors into in-built wardrobe storage. Door into large walk in airing cupboard with slatted shelving and light.

### Family Bathroom

13'4" x 8'1" narrowing to 5'6" (4.08 x 2.47 narrowing to 1.69)



Comprising a coloured suite of low level WC, hand basin, panelled bath and sliding door into one and half size shower cubicle. Finished with part tiled walls and flooring. Marble effect bath sheet panel surround within the shower cubicle. Obscure double glazed window with radiator beneath.

### Cloakroom/WC

5'9" x 6'5" - maximum (1.77 x 1.98 - maximum )



Finished with similar tiled flooring to the main bathroom. Wall mounted radiator. Low level WC and hand basin with part tiled splashback. Ceiling mounted extractor. Due to the size you could incorporate an additional shower unit if needed.

### Integral Garage

10'6" x 24'7" - maximum (3.22 x 7.51 - maximum)



Accessed via a lockable integral door into the garage. With up and over door to the front. Power and light. Obscure glazed panel door to the rear with window to the side, opening out onto the garden. Here you will also find the floor mounted oil boiler. There is a utility area with worksurface incorporating stainless steel sink and drainer with storage beneath and plumbing and space below for white good appliances.



## Outside




To the front are low level maintenance gardens and pathways to both sides giving access to the rear. To the rear is an expanse of open lawn with a planted border and large patio area. The garden sweeps around to the far side of the bungalow where there is a further hard standing and lawned area.

The gardens enjoys a great deal of sun throughout the day and into the evening, all within a good degree of privacy.




**Council Tax Band - D**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

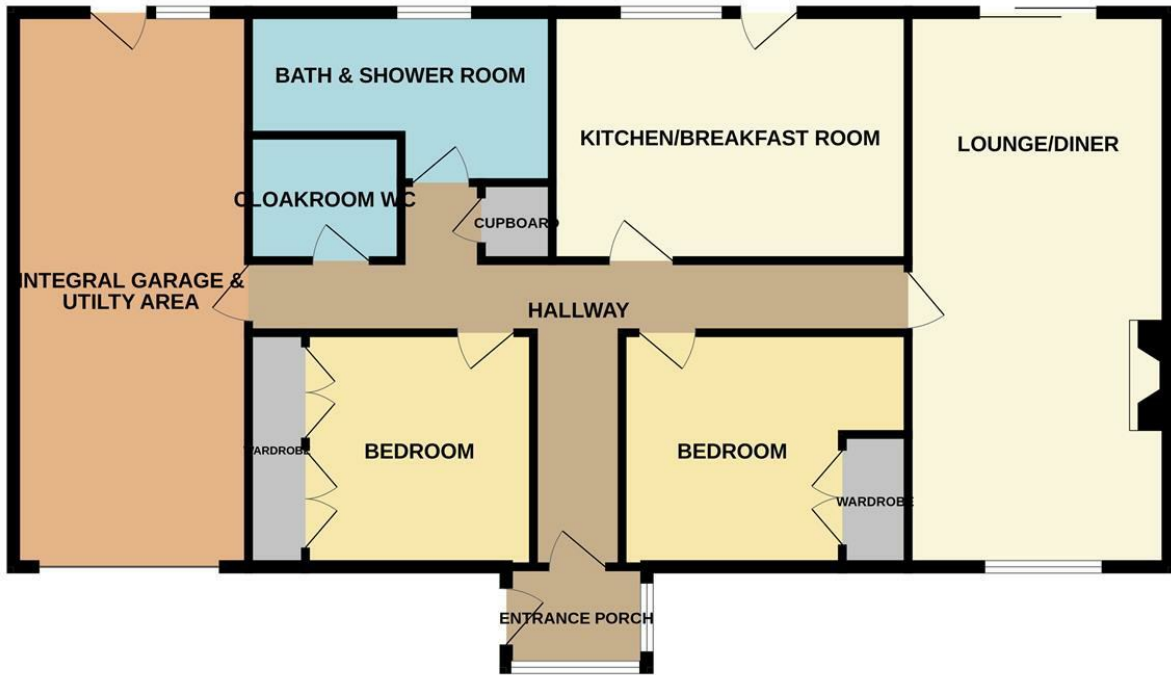
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**GROUND FLOOR**  
1295 sq.ft. (120.3 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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