



MAY WHETTER & GROSE

1 LOWENEK SOUTH STREET, ST. AUSTELL, PL25 5BN
GUIDE PRICE £195,000



OFFERED WITH NO ONWARD CHAIN IS THIS END OF TERRACE, THREE BEDROOM FAMILY HOME IS LOCATED A CONVENIENT WALK INTO THE TOWN CENTRE AND CLOSE TO THE A390. THE PROPERTY BENEFITS FROM TWO ALLOCATED PARKING SPACES, ENCLOSED REAR GARDEN, INTERNALLY IT OFFERS LOUNGE, KITCHEN/DINER, CLOAKROOM/WC WITH THREE BEDROOMS, PRINCIPAL EN-SUITE AND BATHROOM TO THE FIRST FLOOR. THE PROPERTY ALSO HAS SOLAR PANELS FITTED SEE AGENTS NOTES EPC - B



Location

St Austell town centre is situated within easy reach 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, head down East Hill at the mini roundabout carry straight on to South Street, as you approach the roundabout at the bottom the terrace of properties will appear on your left hand side. Just before the properties there is a pillared entrance into the allocated parking.

Accommodation

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

Set back behind a granite stone wall is a wrought iron gateway and paved pathway with bordered lawns to both sides. Part obscure double glazed panel door with outside courtesy lighting.

Entrance Hall

Door into entrance hall with recessed spotlighting, wood panelled doors into the main living area and one into cloakroom/WC.

Cloakroom/WC



Comprising low level WC and hand basin set onto a white gloss vanity storage unit beneath, tiled splashback with mirror above. Wall mounted radiator. Sash double glazed patterned window with roller blind.

Living Area

14'10" x 8'4" widening to 15'1" maximum incorporating (4.54 x 2.55 widening to 4.60 maximum incorporating)



Double glazed sash window to front with radiator beneath and pull back vertical blinds. An ample array of wall mounted sockets. Television and Telephone points. Carpeted turning staircase to first floor with door into under stairs storage. Part glazed panel door into kitchen/diner.



Kitchen/Diner

9'7" x 15'1" - maximum (2.94 x 4.60 - maximum)



The kitchen comprises a range of wood fronted wall and base units complimented with roll top patterned work surface with matching splashback. Stainless steel sink with drainer and mixer tap. Four ring hob with stainless steel backdrop and extractor above with integrated oven below. Integrated appliances of fridge, freezer and under unit space for additional appliances. In the dining area is a wall mounted radiator. Fuse box with solar isolation switch. Double doors lead out onto the rear garden and double glazed sash window above the sink. Recessed spotlighting within the kitchen area.



Turning staircase with handrail to the first floor landing with access through to the loft. Four panelled doors into all three bedrooms and family bathroom.

Bedroom

9'9" x 5'10" (2.98 x 1.79)



Double glazed sash window with radiator beneath. Three double wall mounted sockets. Television point.

Bedroom

9'8" x 8'9" (2.95 x 2.68)



Double glazed sash window with radiator below. Three double wall mounted sockets. Television and telephone points.

Bathroom

6'1" x 5'4" maximum (1.87 x 1.65 maximum)

Comprising white suite with low level WC, hand basin set into a white gloss vanity storage unit with tiled splashback and mirror and shelving above. Heated towel rail to the side. Curved glazed shower screen and bath with integrated shower system. Part tiled walls surround. Recessed spotlighting and ceiling mounted extractor. Obscure double glazed sash window to the side. Shaver socket.

Principal Bedroom

11'6" x 9'8" maximum (3.53 x 2.97 maximum)



Double glazed sash window with pull back vertical blinds with radiator below. Three double wall mounted sockets with telephone point. Doors into wardrobe with shelving and hanging rail. Airing cupboard with slatted shelving and radiator. Further door leads into en-suite.

En-Suite

4'11" x 6'1" (1.50 x 1.86)



Comprising low level WC, hand basin set onto vanity unit beneath with tiled splashback and mirror above. Bi-fold door shower cubicle with tiled surround. Radiator and obscure double glazed sash window with pull back vertical blinds. Ceiling mounted extractor and recessed spotlights.

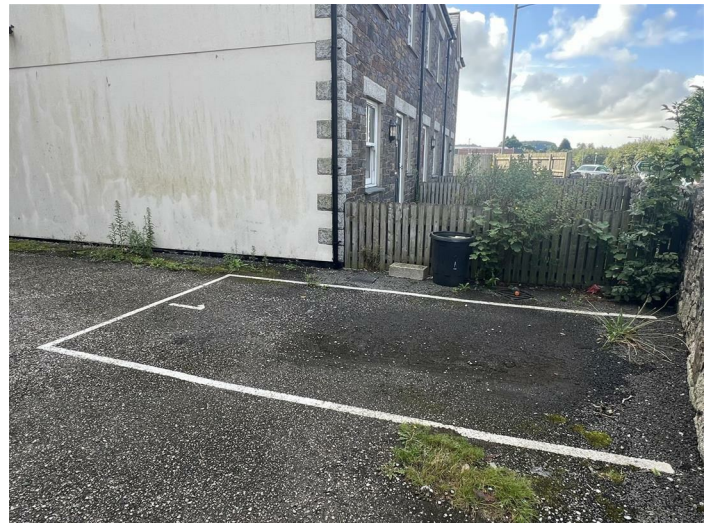
Outside



The property is set back behind a granite part stone wall, with lawn to both sides of the pathway and low level fencing. Allocated parking to the side.

The rear garden is enclosed by strip wood fence panelling giving access through to the parking, a mainly low maintenance garden with paving and artificial lawn and stone pebbled area.

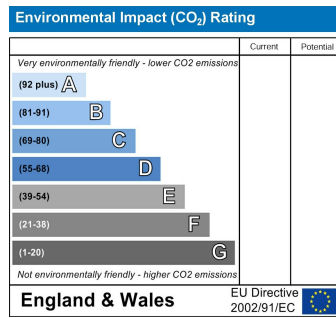
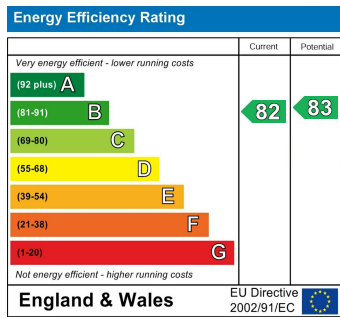
Agents Notes



The property has solar panels which we are lead to believe are owned. Currently the owners benefit from a quarterly payment feed in tariff for the National grid.

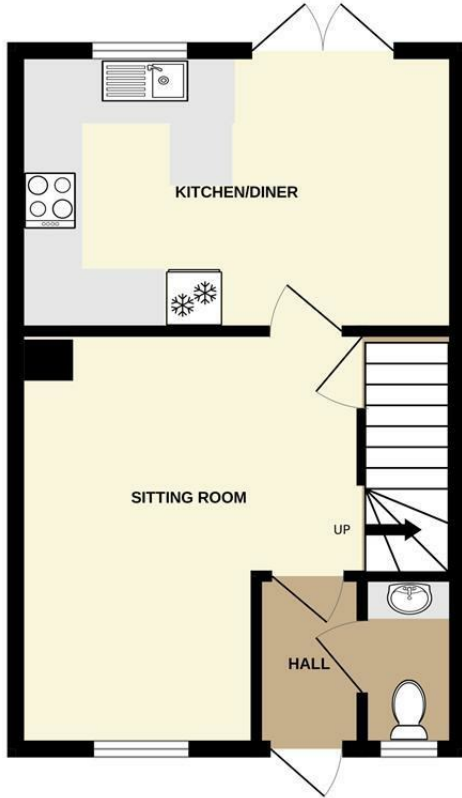


Council Tax Band - B

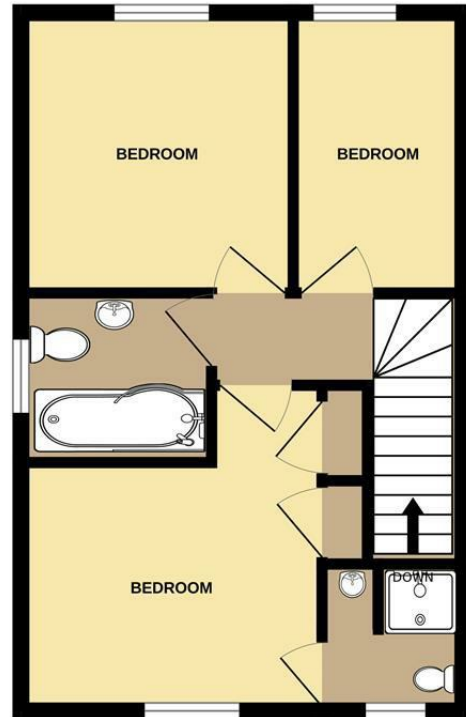




GROUND FLOOR



1ST FLOOR



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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