



MAY WHETTER & GROSE

4 SINGLEROSE ROAD, STENALEES, PL26 8TD
GUIDE PRICE £295,000



AVAILABLE TO CASH BUYERS ONLY DUE TO NON STANDARD CONSTRUCTION.

A WELL PRESENTED CHAIN FREE DETACHED BUNGALOW WITH THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS, GARAGE AND AMPLE OFF ROAD PARKING. THE BUNGALOW OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING AND HAS BEEN MODERNISED THROUGHOUT, INCLUDING AIR SOURCE HEATING, RE-CARPETED THROUGHOUT, TWO UPDATED SHOWER ROOMS, UPVC DOUBLE GLAZING THROUGHOUT. THE PROPERTY OCCUPIES A MANAGEABLE PLOT AND AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED HOME. EPC - E
SEE AGENTS NOTES



Location

St Austell town centre is situated approximately 3 miles away 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 10 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 17 miles from the property.

Directions

From St Austell Town take the A3274 (Bodmin Road) to the new Stenalees roundabout. At the roundabout take the 2nd exit towards Bugle on the A391 (Stannary Road) Take the 1st right onto Singlerose Road where Number 4 will be found a short way on the right.

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 glazing with inset leaded and stained glass details allows external access into entrance hall.

Entrance Hall

12'11" x 7'8" - maximum (3.94 x 2.34 - maximum)



Upvc double glazed doors providing access to the low maintenance rear garden, both with full length glazed panels. Door provides access to electric cupboard with further shelved storage options in-built. Opening through to boiler cupboard housing the Tempest heat pump pressurised cylinder. Upvc double glazed window to rear elevation with obscure glazing inset. Carpeted flooring. Textured ceiling. Radiator. Space and plumbing for washing machine.

Kitchen

16'4" x 7'8" (4.98 x 2.35)



Large Upvc double glazed window to rear elevation overlooking the enclosed and well stocked rear garden. Door through to inner hall. Matching wall and base wood kitchen units, roll top work surfaces, tiled walls to water sensitive areas. Carpeted flooring. Radiator. Wood clad ceiling. Space for upright fridge/freezer. Stainless steel sink with matching draining board and central mixer tap. Fitted four ring electric hob with fitted extractor hood above and electric oven below. Space for breakfast table. Fitted extractor fan.



Inner Hall

14'11" x 9'4" - maximum (4.57 x 2.86 - maximum)



Carpeted flooring. Doors through to shower room one, bedrooms one, two, three, shower room two, lounge. Opening through to dining room. Loft access hatch. Two radiators.

Shower Room

6'6" x 5'9" (1.99 x 1.76)



Updated white shower suite comprising low level flush WC with dual flush and soft close technology, hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below. Large open shower cubicle with wall mounted MIRA Sport shower. Water resistant cladding to shower cubicle and behind sink. Tiled flooring. Heated towel rail. Upvc clad ceiling. Fitted extractor fan. A well presented updated shower room.

Bedroom Two

9'0" x 9'11" (2.76 x 3.03)



Upvc double glazed window to side elevation. Carpeted flooring. Radiator.

Lounge

14'2" x 10'9" (4.33 x 3.29)



Upvc double glazed window to front elevation. Carpeted flooring. Two radiators. Two BT Openreach telephone points.



Dining Room

10'10" x 7'5" (3.31 x 2.28)



Accessed via an archway from the inner hall, with Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Agents Note: Should a fourth double bedroom be required a door could be added to create a fourth bedroom if a dining room was not needed.

Bedroom One

10'10" x 11'6" (3.32 x 3.53)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator.

Bedroom Three

7'10" x 9'3" (2.41 x 2.83)



Upvc double glazed window to side elevation. Carpeted flooring. Radiator.

Shower Room

4'11" x 5'8" (1.51 x 1.73)



A fabulous updated shower suite comprising low level flush WC with dual flush and soft close technology, hand wash basin sitting on top of the cistern with central mixer tap. Updated shower cubicle with wall mounted MIRA Sport shower. Water resistant cladding to shower enclosure and to rear of WC. Tiled flooring. Heated towel rail. Upvc clad ceiling. Fitted extractor fan.

Outside

Accessed off a convenient no through road, located on the right hand side number 4 offers a tarmac drive, to the left hand side of the plot providing off road parking for numerous vehicles. At the end of the drive is access to the garage.

Garage

22'11" x 11'4" (7.00 x 3.46)



Electric garage door providing vehicular access. Two Upvc double glazed patio doors open to provide access to the rear patio and in turn rear garden. Further wood frame double glazed window to rear elevation. The garage benefits from the addition of light and power and also offers the option of eaves storage. As the measurements state the garage is larger than an average garage.



As previously mentioned either accessed via either side of the property, via the inner hall or the patio doors from the garage is the enclosed rear garden.

A paved patio flows off the entrance hall with the properties LG Air Source Heating Pump located to the left hand side. There is also an elevated pond to the far left hand corner of the property. Steps lead down from the patio area to provide access to an area of lawn complete with outdoor tap. There is an established planting border to the rear and right hand side which are again well stocked.

Paved walkway flows across the rear of the property to provide access through to the right hand side access gate. This area also enjoys an external store offering yet more storage facilities.



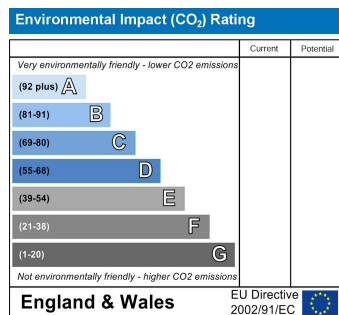
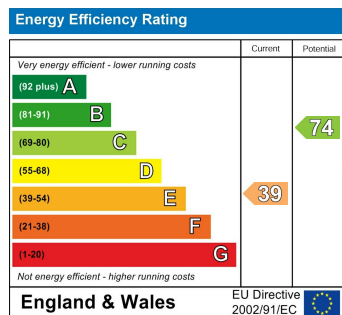
The front garden located to the right hand side of the drive is laid to lawn, well enclosed with rendered block wall providing clear boundaries. A semi circular paved patio leads off of the bottom of the front lawn with a sunken area of granite chippings and a lower hardstanding walkway providing front and rear access. There are lockable gated access via the right and left hand sides of the property.





Agents Note:
Cash Buyers only due to non standard construction.

Council Tax Band - B





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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