



MAY WHETTER & GROSE

**53 LARCOMBE ROAD, ST. AUSTELL, PL25 3EY
OFFERS IN EXCESS OF £200,000**



AN IMPECCABLY PRESENTED AND DECEPTIVELY SPACIOUS, EXTENDED FAMILY HOME, IN A QUIET CUL DE SAC, SET WITHIN A POPULAR RESIDENTIAL DEVELOPMENT. OFFERING A GOOD SIZED AND LOW MAINTENANCE, SUNNY ASPECT, REAR GARDEN INCORPORATING ASTRO LAWN PLUS EXTENDED KITCHEN AND FAMILY ROOM TO THE REAR. ALSO OFFERING LOUNGE, TWO BEDROOMS AND FAMILY BATHROOM. TO THE SIDE THERE IS OFF ROAD DRIVEWAY PARKING FOR TWO VEHICLES PLUS AN ADDITIONAL LOW MAINTENANCE PEBBLED FRONT GARDEN WHICH COULD INCORPORATE A THIRD VEHICLE IF NEEDED. EPC - AWAITED



Location

St Austell town centre is situated approximately 2 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 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

There are numerous ways to get to the property. Head out onto the A390, past Tesco and The Holmbush Inn on your left hand side and turn left at the traffic lights onto the distributor road. Head up to the second roundabout taking the first exit left. Head down approximately 30 yards turning right onto Larcombe Road. Follow the road along, past the childrens play park on the right hand side and as you come to a sharp right hand bend, the cul de sac will appear on your left. A board will be erected at the front for convenience.

Accommodation

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

To the front there is a paved pathway with tiled covered front entrance canopy and outside courtesy lighting and a coloured door frame surround with frosted double glazed patterned insert. Opening through into:

Entrance Hall:

Incorporating embedded weaved welcome mat, wall mounted radiator and a cream wall surround with coving, carpeted staircase and handrail to the first floor and four panelled door into:

Main Living Space:

14'2" x 10'3" at maximum (4.33m x 3.13m at maximum)



The quality of finish can be seen immediately with a beautifully presented lounge. Double glazed window with pull back vertical blinds and radiator beneath. Finished with a warm painted wall surround and feature paper patterned wall and coloured carpeted flooring, four panelled wood door into good sized understairs storage cupboard and door through into the extended kitchen/dining & family space at the rear. Beyond and through to:

Kitchen/Family Room:

13'6" x 8'0" over work surface (4.13m x 2.45m over work surface)



A wonderful and sunny aspect room situated over two levels. Finished with a wood effect strip wood laminated floor. At the top level there is the modern kitchen incorporating a comprehensive range of wall and base units with deep drawers and built in wine rack plus integrated Hotpoint double oven, four ring gas hob with extractor over, one and a half bowl stainless steel sink and drainer, all set into a strip wood effect work surface with a tiled splash back. Beneath the work surface there is space and

plumbing for a slim line dishwasher, washing machine and also a free standing fridge freezer.

Family/Dining Area:

8'10" x 10'10" at maximum (2.71m x 3.32m at maximum)



The extension offers a wonderful open area ideal for entertaining, with a great deal of natural light an open arch and a step down into the dining area. The feeling of space is further enhanced by the high ceiling and the use of two tone painted wall surround plus two good sized velux windows and double glazed window to the side with fitted blind. There are further double doors opening out onto the sunny aspect, low maintenance rear garden. Also within the dining area there is an additional wall mounted radiator and an ample array of double sockets plus tv point.

From the entrance hallway, the carpeted staircase to the first floor landing, where there is a wall mounted radiator, access through to the loft and four panelled white doors into both bedrooms and family bathroom. Door into:

Principal Bedroom:

10'3" x 12'2" at maximum (3.13m x 3.72m at maximum)



Situated to the front and beautifully presented. Finished with a two tone light painted wall surround with coloured carpeted flooring. Double doors into built in wardrobe storage. Plus additional door into airing cupboard over the staircase, housing the water cylinder with slatted shelving above. Double glazed window to the front with pull back vertical blinds and radiator beneath. Door into:



Bedroom:

6'11" x 10'3" at maximum (2.13m x 3.13m at maximum)



Enjoying some far reaching countryside views and an outlook down over the garden from the double glazed window and glimpses of the sea from the sunny aspect rear facing bedroom. Having wall mounted radiator beneath. Finished with a two tone painted wall surround and light coloured carpeted flooring. Door into:

Bathroom:

6'3" x 6'1" (1.91m x 1.87m)



A refitted modern bathroom suite comprising of low level wc, hand basin and deep panelled bath with central mixer taps. Having an attractive tiled wall surround with decorative border and incorporating a curved shower rail and wall mounted electric shower. Finished with a vinyl floor covering, ceiling mounted extractor and obscured double glazed window opening to the rear. Above the basin there is a mirror fronted vanity cabinet plus radiator.

Outside:



To the front, the property is laid with chippings and has driveway parking to the side for approximately 2 vehicles. The front area could incorporate an additional parking space if needed. Paved pathway to the front door.

Latched wood gate with high fence panelling to the side, where there is an additional hard standing area which incorporates part of the driveway and housing a storage unit. Outside power socket and tap. Small step up to a paved patio area which enjoys a great deal of sun throughout the day and into the evening and opens through onto an area of astro lawn with decking to the side. Tucked into the corner is a large storage shed and step down onto a granite stone chipped pathway with a kitchen style garden with raised bed. All enclosed with by low strip wood fence panelling. Due to its sunny facing aspect, enjoys the sun throughout the whole day and into the evening. Modern outside courtesy lighting either side of the double doors of the extension.

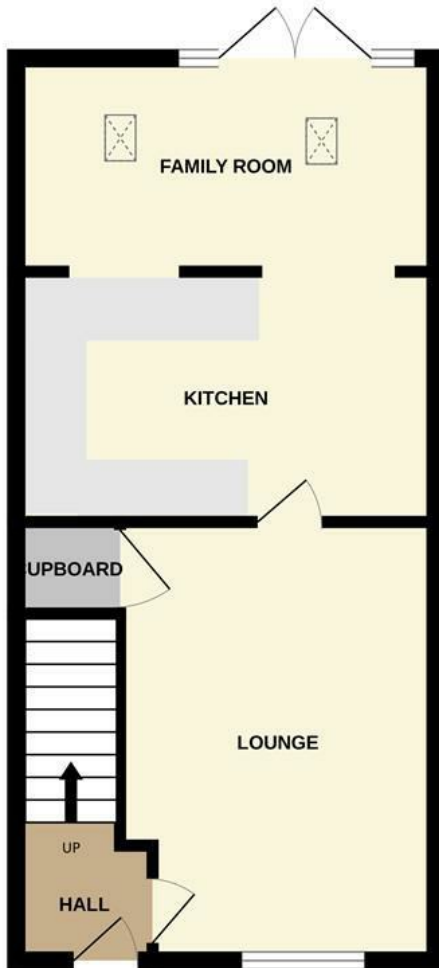
Council Tax Band - B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-36) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

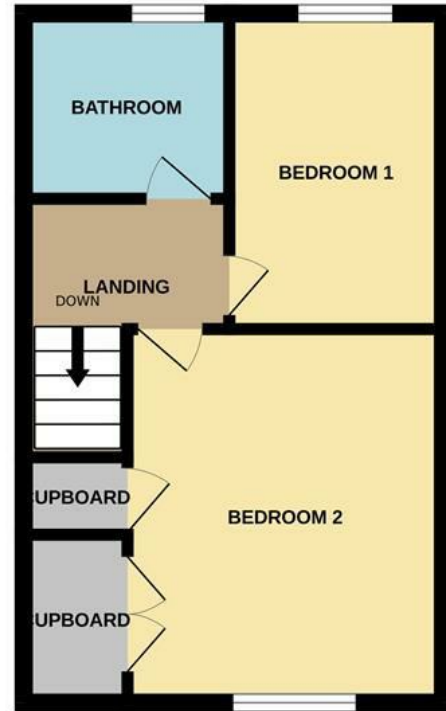
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-36) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



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TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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