



MAY WHETTER & GROSE

2 SHELLEY ROAD, HOLMBUSH, PL25 3JG
GUIDE PRICE £320,000



A THREE BEDROOM DETACHED BUNGALOW WITH GOOD SIZE LEVEL PLOT. SITUATED CLOSE TO THE SHOPPING FACILITIES IN HOLMBUSH. IN NEED OF FULL MODERNISATION THE BUNGALOW HAS GARAGE AND GOOD OFF ROAD PARKING. THE BUNGALOW HAS DOUBLE GLAZING, ELECTRIC HEATING AND REAR CONSERVATORY. EPC - AWAITED
SEE AGENTS NOTE - AWAITING PROBATE



Location

Situated in convenient location for the Holmbush complex, providing a Tesco supermarket, bakery and takeaways. St Austell town centre is within 2 miles 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

Accommodation

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

Entrance Hall

Upvc double glazed entrance door. Wood panelled ceiling. Night storage heater. Loft access hatch. Built-in cupboard housing hot water tank. Built-in cupboard. Telephone point.

Sitting Room

16'0" x 11'5" (4.9 x 3.5)



Two night storage heaters. Large double glazed window to front elevation. Wood panelled ceiling. Television aerial point.

Kitchen/Diner

17'0" x 9'6" - maximum (5.2 x 2.9 - maximum)



Range of original kitchen units. Two double glazed windows. Stainless steel sink with drainer. Fitted electric oven, hob and extractor. Wood panelled ceiling. Night storage heater. Built-in cupboard. Sliding door into conservatory.

Conservatory

9'2" x 6'6" (2.8 x 2)



Double glazed to all sides. Polycarbonate glazed roof. Double doors leading out to the garden.

Bathroom

5'6" x 5'2" into bath recess (1.7 x 1.6 into bath recess)



Panelled bath, hand wash basin. Upvc double glazed window.

W.C.

Upvc double glazed window. Low level WC.

Bedroom One

11'1" x 9'10" (3.4 x 3)



Upvc double glazed window. Night storage heater.

Bedroom Two

11'5" x 7'6" (3.5 x 2.3)



Upvc double glazed window. Night storage heater.

Bedroom Three

7'2" x 8'6" (2.2 x 2.6)



Upvc double glazed window. Panel heater.

Garden Room

19'0" x 20'11" maximum (5.8 x 6.4 maximum)

Outside



To the front of the detached bungalow is an area of garden laid to two lawns with shrubs and planted beds. A central path leads to the front door.

To the left is a gated path leading to the rear.

To the right hand side is a tarmac driveway for two/three vehicles.



The rear garden is then laid to lawn with planted beds and paved patio area.

Council Tax Band - C

Agents Notes

Awaiting Probate to be Granted



The good size level rear garden has further tarmac driveway parking leading to the garage with adjoining garden room.

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			
(21-38) 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND 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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