



MAY WHETTER & GROSE

CLIMBER CHASE CHURCH HILL, STICKER, PL26 7HF
GUIDE PRICE £450,000



CASH BUYERS ONLY DUE TO PART NON STANDARD CONSTRUCTION

A WELL SITUATED DETACHED BUNGALOW WITH THREE BEDROOMS, AVAILABLE TO CASH BUYERS ONLY WE UNDERSTAND THE PROPERTY IS OF CORNISH UNIT CONSTRUCTION. FURTHER BENEFITS INCLUDE AN ATTACHED STANDARD BUILD ONE BEDROOM ANNEXE. THE PROPERTY OCCUPIES AN EXTREMELY LARGE PLOT WITH AMPLE OFF ROAD PARKING AND GARAGE. THE PROPERTY WOULD BENEFIT FROM SOME COSMETIC REFRESHMENT. AN EARLY VIEWING IS ADVISED TO APPRECIATE THE LOCATION, PLOT SIZE AND OUTLOOK. ELECTRIC HEATING THROUGHOUT AND UPVC DOUBLE GLAZING. A WELL POSITIONED FAMILY HOME WITH FANTASTIC POTENTIAL. EPC - E
SEE AGENTS NOTES



Location

Sticker is a popular village with shop, post office and local pub. There are local countryside walks and a village green playing field area. The recently regenerated St Austell town centre is situated approximately 3 miles away and offers a wider 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 12 miles from the property.

Directions

From St Austell head down into the village taking the 1st turning on the left by the car park. For ease park in the car park and walk up Chapel Lane which is opposite and the property will be towards the top on the left. You can drive up if you wish.

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 and lower glazing allows external access into entrance porch.

Entrance Porch

9'6" x 5'4" (2.91 x 1.65)



With the remainder of the front and side elevations in the form of sealed glazed units. Polycarbonate roof. Tile effect vinyl flooring. Textured walls.

Dining Room

15'5" x 12'11" - maximum (4.72 x 3.96 - maximum)



Opening through to lounge. Carpeted flooring. Textured ceiling. Wall mounted dimplex electric heater. Further Upvc double glazed window to front elevation. Space for generous dining table. To the rear of the room an opening through rear hallway.

Rear Hall

Doors off to double bedrooms one, two and three. Door through to in-built storage void. Door to shower room, WC and kitchen. Additional door opens to provide access to another useful storage recess offering shelved storage options and double doors open off the rear hall to provide access to the airing cupboard with a large hot water cylinder with further slatted storage options set within. Loft access hatch is accessed via this rear hall. Textured ceiling.

Bedroom One

13'6" x 11'11" (4.12 x 3.64)



A delightful twin aspect double bedroom with Upvc double glazed windows to front and side elevations. Carpeted flooring. Wall mounted night storage heater. Textured ceiling. Telephone point.

Bedroom Two

11'10" x 10'2" (3.61 x 3.10)

Upvc double glazed window to rear elevation. Carpeted flooring. Wall mounted night storage heater. This room is currently used as a store room although it would house a double bed.

Bedroom Three

13'2" x 8'9" (4.02 x 2.68)



Upvc double glazed window to rear elevation. Carpeted flooring. Wall mounted night storage heater.

Shower Room

6'3" x 5'5" (1.93 x 1.67)



Upvc double glazed window to rear elevation with obscure glazing. Two piece shower suite with corner shower cubicle with sliding glass doors and wall mounted MIRA shower. Hand wash basin. Carpeted flooring. Tiled walls. Textured ceiling.

W.C.

5'5" x 3'3" (1.67 x 1.00)

Upvc double glazed window to rear elevation with obscure glazing. Low level WC. Carpeted flooring. Tiled walls.

Kitchen

13'6" x 11'9" (4.13 x 3.60)



Upvc double glazed window to rear elevation overlooking the private and spacious plot. Door through to rear access, door through to lounge. Matching wall and base kitchen units finished in wood. Roll top work surfaces, stainless steel one and half bowl sink with matching draining board and central mixer tap. Electric Zanussi oven with four ring electric hob above, fitted extractor hood over. Door opens to provide access to a useful in-built storage void with shelved storage options and the fuse box set within. Carpeted flooring. Textured ceiling. Space for fridge/freezer, dishwasher and washing machine. Tiled walls to water sensitive areas.

Rear Access

5'9" x 3'5" (1.77 x 1.05)

Upvc double glazed door to rear elevation with upper obscure glazing. Tile effect vinyl flooring. Space for tumble dryer set within storage recess with further shelved storage above.

Lounge

20'6" x 11'10" - maximum (6.26 x 3.62 - maximum)



Upvc double glazed sliding patio doors to front

elevation allows external access with further sealed glazed unit to right and left hand side. A delightful bay providing a great deal of natural light. As previously mentioned an opening back through to dining room. Door provides access to one bedroom annexe. Focal open fireplace with slate surround and matching hearth with wooden mantle, the wooden mantle continues to the left hand side offering storage facilities. Carpeted flooring. Wall mounted Dimplex thermostat radiator. Television aerial point.



Bedroom

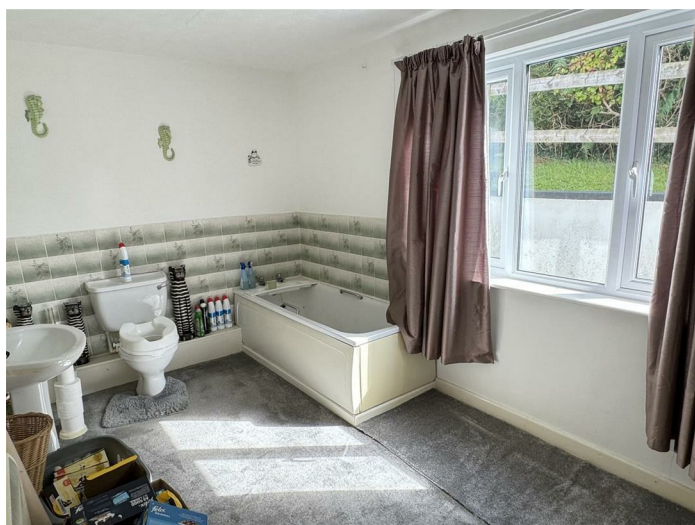
11'0" x 10'11" (3.36 x 3.35)



A triple aspect room with Upvc double glazed windows to front and side elevations. Further Upvc double glazed door to opposite side elevation with upper and lower obscure glazing. Carpeted flooring. Textured ceiling. Wall mounted night storage heater. Television aerial point.

Bathroom

12'11" x 7'11" (3.96 x 2.42)



Upvc double glazed window to side elevation. Matching three piece white bathroom suite comprising low level flush WC, pedestal hand wash basin, panel enclosed bath. Carpeted flooring. Part tiled walls. Textured ceiling. Wall mounted electric night storage heater. Agents Note: With the potential shower room this spacious bathroom could be converted back to provide a double bedroom for the annexe should the need arise.

Annexe

Annexe Lounge

13'7" x 11'1" (4.15 x 3.38)



Accessed directly off the main lounge of the bungalow is the annexe lounge. Upvc double glazed sliding patio doors to front elevation allow independent external access. Carpeted flooring. Wood clad walls. Textured ceiling. Wall mounted Dimplex Thermostat Radiator. Bespoke storage. Textured ceiling.

Inner Hall

8'7" x 2'7" (2.64 x 0.80)

With doors of to bedroom, bathroom, potential kitchen and potential shower room. Textured ceiling.

Potential Kitchen

10'7" x 5'10" (3.25 x 1.79)



Upvc double glazed window to rear elevation overlooking the enclosed and spacious rear garden. Carpeted flooring. Part tiled walls. Textured ceiling. This area is currently used to house a couple of chest freezers but could be reinstated into a kitchen for annexe should the need arise. To the corner of the room a door opens to provide access to a useful in-built storage cupboard.

Potential Shower Room

7'4" x 7'9" - maximum (2.24 x 2.38 - maximum)

Upvc double glazed window to rear elevation with obscure glazing. Carpeted flooring. Wall mounted electric heater. The old shower has been removed although could be reinstated. Textured ceiling.

Outside



Conveniently located towards the end of a no through road and located on the left hand side, a long hardstanding driveway provides access to the property. This allows off road parking for numerous vehicles.

At the top of the driveway gates open to provide access to extra parking for numerous cars.



Upon travelling up the drive to the left hand side is a large expanse of lawn, well established with a number of evergreen plants and shrubs.

Outbuilding

16'7" x 8'4" (5.08 x 2.56)

At the top of the drive is the outbuilding providing fantastic storage options.

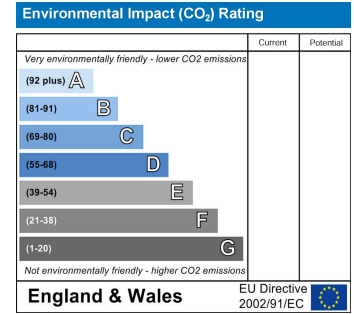
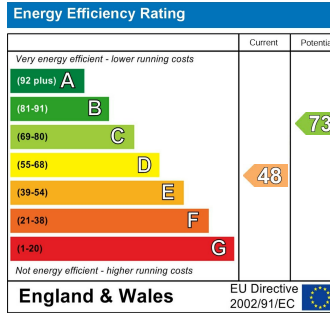
The grass flows around the left hand side and rear of the property which provides access to the rear garden, also laid to lawn.

Again extremely well stocked with an array of evergreen plants, shrubs and trees. Directly behind the property there is a greenhouse and the property also benefits from an outdoor tap located to the rear.

There is a hardstanding walk way which flows across the rear of the bungalow providing secure access. The rear garden laid to lawn wraps around the rear of the property and backs onto open farm fields.

The boundaries of the rear garden are clearly defined with evergreen borders.





To the front right hand side there is an elevated well stocked pond, steps lead down to a paved patio area which flows off the lounge and annexe areas. These areas are well stocked with an array of raised planting beds. The paved patio opens off the annexe area, a lovely al fresco dining spot.

From the lounge is a further patio area complete with bespoke BBQ, the spacious plot demands an early viewing.



Agents Notes

Interested parties are advised that this property is part non standard construction.. We are advised that the property is of part Cornish Unit construction. and the attached annexe section is built from standard block with flat roof. Those requiring finance are urged to check with their lender prior to arranging to view to ensure the lender is prepared to lend on this build type.

The property benefits from it's own septic tank that serves this property only.

Council Tax Band - E



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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