



MAY WHETTER & GROSE

1 POLGAVER SEA ROAD, CARLYON BAY, CORNWALL PL25 3RY
GUIDE PRICE £325,000



NO ONWARD CHAIN. SET BACK BEHIND PRIVATE ELECTRIC GATED ACCESS WITHIN PRIVATE LANDSCAPED COMMUNAL GROUNDS, LOCATED ON ONE OF CORNWALL'S MOST SOUGHT AFTER PRIVATE ROADS, WITHIN EASY REACH OF THE COASTAL FOOTPATH, BEACH AND GOLF COURSE, IS THE SPACIOUS OPEN PLAN LIVING, TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT. FURTHER BENEFITS INCLUDE EXTERNAL LOCK UP STORE, EPC - C



Location

Situated within a short walk is the beach at Carlyon Bay, and the coastal footpath, plus a 18 hole golf course situated on the cliff tops. Carlyon Bay offers a range of amenities including restaurants, coffee wine bar, and a 4* hotel. St Austell is situated approximately two miles away and offers retail outlets, public library, primary and secondary schools, mainline railway station and leisure centre. 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. The Cathedral city of Truro is approximately 13 miles from the property.

Directions



From St Austell head out to Carlyon Bay, past Charlestown Primary School and the Cemetery. Follow the road toward Carlyon Bay Beach, taking the right hand turn onto Sea Road, follow the road along approx 100 yards where the driveway entrance to Polgaver House can be found on the right hand side behind the electric gated access. The apartment is situated in the the left hand block of the two.

Accommodation



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



Accessed through communal entrance serving the other properties in this block a hardwood door allows access into

Entrance Hall:

13'2" x 10'2" (4.03m x 3.11m)



Laminate flooring, leads through. Doors off to both double bedrooms, open plan living area and bathroom. An additional door into storage with shelving. There is also radiator, mains fuse box and wall mounted telephone entry system handset.

Lounge:

21'9" x 16'4" (6.65m x 4.98m)



A spacious open living area with wood effect laminated flooring, double glazed window and door to the front, and additional window within the kitchen.

There are radiators with the lounge and dining area, television, telephone points, laminate flooring open through to:

Kitchen:



Matching wall and base kitchen units, roll top work surface incorporating gas hob with fitted extractor hood above, fitted electric oven with grill, integral fridge freezer, and dishwasher plus washing machine. Tiled walls to water sensitive areas and continuation of laminate flooring from the lounge/diner area. The combination Worcester mains gas fired central heating boiler is also enclosed within one of the kitchen wall fixed units. Stainless steel sink with central mixer tap and matching draining board.

Bedroom 2:

12'0" x 11'8" (3.68m x 3.58m)



Double glazed window and door to front. A double bedroom benefits from fitted wardrobes, carpeted flooring, radiator, television & telephone points.



Bedroom 1:

16'4" x 11'9" (4.98m x 3.60m)



An equally impressive double bedroom double glazed window to front, radiator, carpeted flooring. Again this room also benefits from fitted wardrobes, television aerial point and TV point.



Outside:



Family Bathroom:

8'9" x 8'5" (2.68m x 2.58m)



The property also benefits from one allocated parking space and benefits from generous visitor on-site parking.



A well appointed four piece bathroom suite comprising low level WC , hand wash basin with mixer tap, bath, and separate large shower cubicle, electric plug in shaver point, fitted extractor fan, heater towel rail, part tiled walls to water sensitive areas and vinyl flooring.

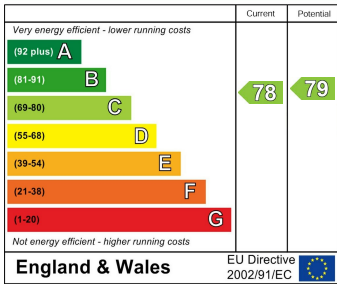


Council Tax Band: Band C

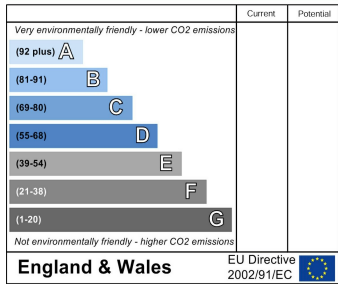
Agents Notes

Leasehold apartment with a share of the freehold, 999 year lease starting in 2001. Service charge - £ 1,594.22.0a with a reserve fund of £271.39

Energy Efficiency Rating

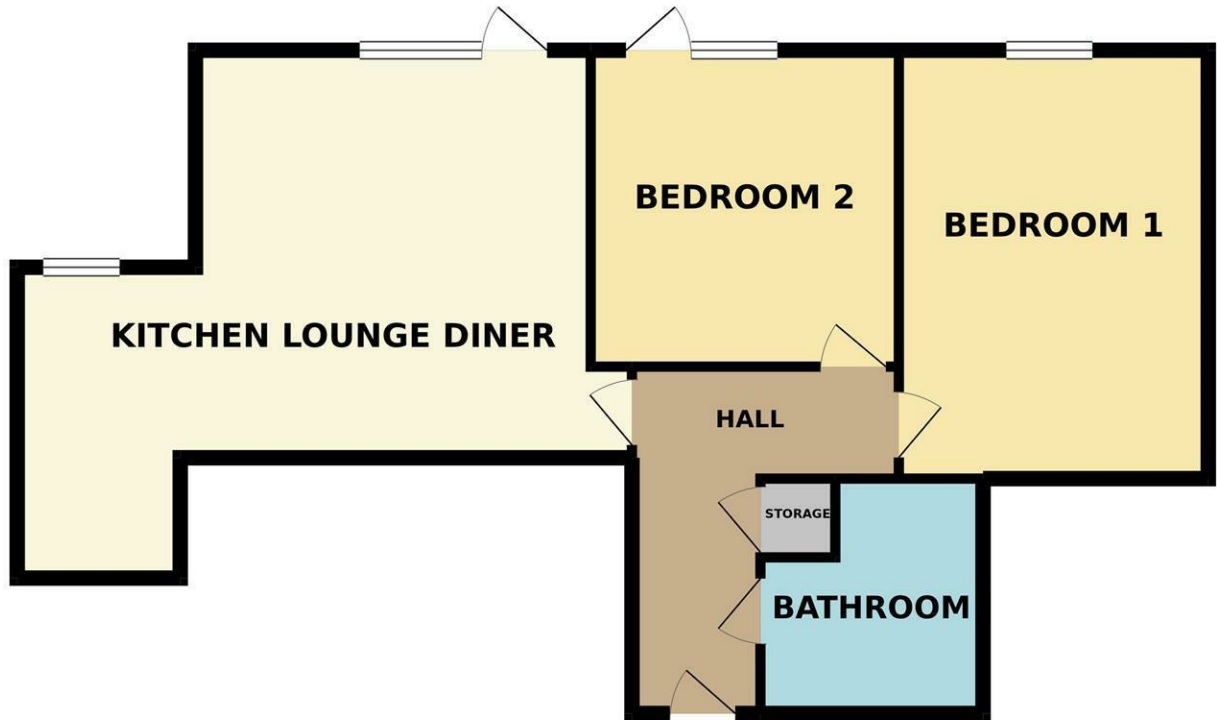


Environmental Impact (CO₂) Rating





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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