



**MAY WHETTER & GROSE**

**4 SOUTHDOWN CLOSE, STICKER, PL26 7EP  
GUIDE PRICE £250,000**



A WELL POSITIONED CHAIN FREE DETACHED HOUSE WITH THREE BEDROOMS, GARAGE AND OFF ROAD PARKING. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITH MAJORITY DOUBLE GLAZING AND ORIGINAL WARM AIR HEATING. THE PROPERTY IS LOCATED IN THE POPULAR VILLAGE OF STICKER AND IS IN NEED OF MODERNISATION THROUGHOUT - A FANTASTIC BLANK CANVASS WITH ENDLESS SCOPE. EPC -E



## 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 town head out on the A390 towards Truro, past St Mewan School on the right hand side and the turning to St Austell Bay Golf Club on the left. As you start to climb the hill where the road widens into dual carriage way, bear left signposted Polgooth/Sticker. Head up and through the hamlet of Trelowth, past the turning for Polgooth on the left and follow the road down into Sticker. Taking the turning to the right at the bottom of the hill, passing the public house carpark. Follow the road up the hill and take the first right hand turn into Southdown Road. Follow this road towards the end of the no through road taking the second left hand turn onto Southdown Close. Number four is located on the right hand side of the road.

## Accommodation

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

Aluminium framed sliding double glazed door provides external access into entrance porch.

## Entrance Porch

5'6" x 3'1" (1.69 x 0.96)

Matching sealed glazed units to the right hand side. Tiled flooring. Wood panel walls. Multi panel single glazed door provides access through to entrance hall.

## Entrance Hall

12'10" x 6'8" (3.93 x 2.05)



Wood flooring. Carpeted stairs to first floor. Open storage recess below stairs. Doors through to WC. Lounge and Kitchen. Textured ceiling. BT Openreach telephone point. Feature coloured glass focal wall detailing. Warm air heating controls.

## W.C.

7'0" x 2'8" (2.14 x 0.83)



Aluminium frame double glazed window to front elevation with obscure glazing. Low level flush WC. Ceramic hand wash basin. Tiled flooring. Textured ceiling.

## Lounge

14'4" x 10'10" (4.39 x 3.31)



Aluminium frame double glazed window to front elevation. Double doors provide access through to dining room. Textured ceiling. Carpeted flooring. Telephone point.

## Dining Room

10'2" x 10'7" - maximum (3.11 x 3.24 - maximum)



Aluminium frame double glazed sliding patio doors provide access to the well stocked and enclosed rear garden. Door through to kitchen. Door opens to provide access to boiler cupboard housing the warm air heating boiler. Carpeted flooring. Textured ceiling.

## Kitchen

11'8" x 6'11" (3.57 x 2.11)



Hard wood door provides external access with upper single glazed panel. Aluminium frame double glazed windows to rear and side elevations. Original kitchen wall and base units, stainless steel sink with draining board to the left and right hand side and central mixer tap. Space for kitchen appliances. Tile effect vinyl flooring. Tiled walls. Door opens to provide access to a useful in-built shelved storage. High level mains enclosed fuse box. Additional door opens to provide access to another in-built storage cupboard with shelved storage options.

## Landing

10'1" x 5'11" (3.08 x 1.82)



Double glazed window to side elevation. Carpeted flooring. Doors through to bedrooms one, two, three and family bathroom. Sliding door provides access to the airing cupboard housing the hot water tank with further slatted storage options in-built. Loft access hatch. Textured ceiling.

### Bedroom Three

8'7" x 6'8" (2.63 x 2.04)



Aluminium frame double glazed window to rear elevation overlooking the well stocked rear garden with open countryside in the distance beyond. Carpeted flooring. Textured ceiling.

### Bedroom Two

11'10" x 11'0" (3.63 x 3.36 )



Aluminium frame double glazed window to rear elevation enjoying an outlook over the rear garden with open countryside beyond. Carpeted flooring. Textured ceiling. Television aerial point. Two telephone points.

### Bedroom One

12'8" x 11'8" - maximum (3.88 x 3.58 - maximum)



Aluminium frame double glazed window to the front elevation overlooking the established front garden and drive. Carpeted flooring. Textured ceiling. In-built wardrobe and dresser.

### Family Bathroom

7'9" x 5'6" (2.38 x 1.69)



Aluminium frame double glazed window to front elevation with obscure glazing. Original bathroom suite comprising low level flush WC, ceramic hand wash basin and ceramic bath with wall mounted electric shower over. Tiled walls. Electric plug in shaver point. Bespoke shelving to right hand side.

## Outside



To the front located towards the end of the no through road on the right hand side, a generous brick drive provides off road parking. To the right hand side is an area of lawn well enclosed with evergreen boundaries.

To the left hand side of the drive is the garage.

## Garage

17'0" x 9'4" (5.20 x 2.85)

Metal up and over garage door. Wooden door to the rear provides access through to the garden. The garage benefits from the addition of light and power with workbench located to the rear.

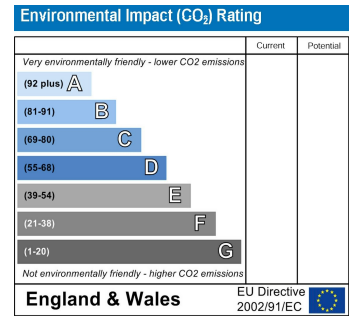
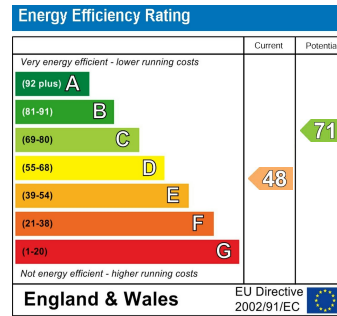


Access can be made from both sides of the property into the enclosed rear garden. The rear garden initially has a paved patio flowing off of the rear of the property which leads onto the established garden laid to lawn, extremely well stocked with evergreen planting and shrubbery. The well stocked and private garden will greatly appeal to any keen gardeners.

To the rear aspect of the garage is a hard standing area completed with outdoor tap.

This property is offered for sale chain free and will greatly appeal to those looking to put their own mark onto a detached property in a popular residential area.

## Council Tax Band - D



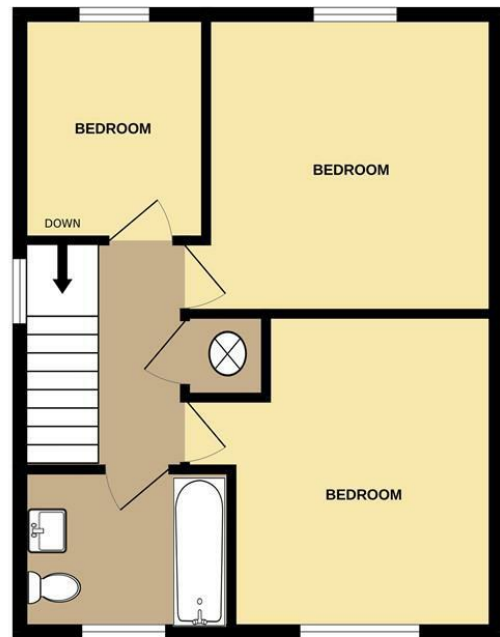
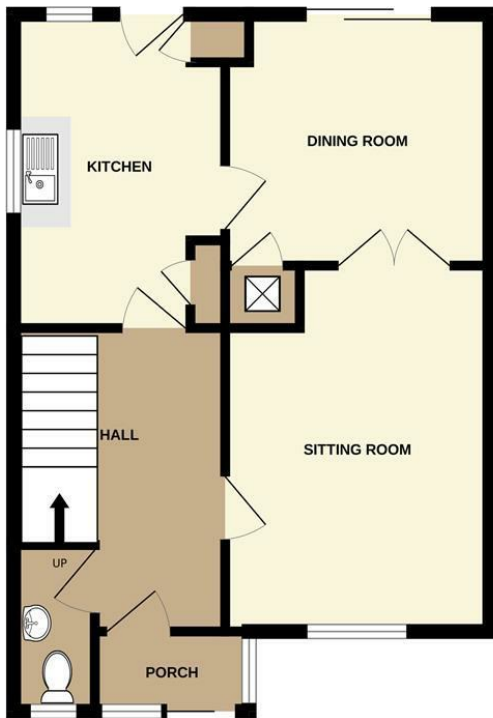






GROUND FLOOR

1ST FLOOR



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