



MAY WHETTER & GROSE

37 CHATSWORTH WAY, CARLYON BAY, PL25 3SN
GUIDE PRICE £385,000



OFFERED WITH NO ONWARD CHAIN. LOCATED WITHIN CARLYON BAY A SHORT DISTANCE FROM THE COASTAL PATHS, GOLF COURSE AND LOCAL SCHOOLING, SET WITHIN LARGE GARDENS THIS DETACHED RESIDENCE CURRENTLY OFFERING OFF ROAD PARKING AND GARAGE. LOUNGE/DINER, KITCHEN, DOUBLE BEDROOMS, SHOWER ROOM WITH SEPARATE WC. THE PROPERTY REQUIRES UPDATING AND MODERNISATION THROUGHOUT, OFFERS FURTHER SCOPE AND POTENTIAL TO CREATE FURTHER LIVING SPACE IF REQUIRED. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITION ON ONE OF THE AREAS MOST SOUGHT AFTER NO THROUGH ROADS. EPC - D



Location

Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, the renowned Edie's restaurant and a 4* hotel with two restaurants. Charlestown is a popular Georgian harbour side village, which can be accessed from a coastal footpath opposite the property, and is situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats and several tall ships, and has been the back drop of several feature films and TV series largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has guest houses, with excellent restaurants, and a selection of public houses.

Directions

From St Austell head out to Carlyon Bay, past the cemetery on your right and Charlestown Primary on your left. Taking the second turning up and into Chatsworth Way. Follow the road along approximately three quarters of the way to the end and the property will be set back on the left hand side. A board will be erected for convenience.

Accommodation

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



From the driveway there is a pathway with outside courtesy lighting to obscure double doors into entrance porch.

Entrance Porch

With tiled flooring, further obscure glazed door and light panel through into hallway.

Hallway

Finished with carpeted flooring and doors giving access to all rooms. Access into the loft. Two wall mounted radiators. Door into airing cupboard housing the boiler and slatted shelving beneath.

Lounge

15'8" x 7'5" (4.78 x 2.27)



Situated to the front. Bank of double glazed windows with pull back vertical blinds enjoying an outlook over the garden. Central focal point of coal effect gas fire. Radiator to the side. Part obscure glazed doors and arch through to the dining area.



Dining Area

7'11" x 9'3" (2.42 x 2.83)



Carpeted flooring. Radiator beneath the window to the rear enjoying some far reach countryside views and outlook down over the garden. Part obscure glazed door into kitchen.

Kitchen

6'11" x 9'2" - maximum (2.11 x 2.81 - maximum)



Double glazed window to the rear enjoying the views. Finished with tile effect floor covering. Currently there are a range of light wood fronted wall and base units with roll top laminated work surface incorporating stainless steel sink and drainer. Part tiled splashback. Freestanding space for white good appliances. Part obscure glazed door with integrated cat flap with tiled steps and flooring down to the covered utility/porch area. Door into deep recess larder storage.

Utility/Porch



This area has power and light. Plumbing for white good appliances. To both sides sliding wood glazed panel doors with part obscure glazed side window panels open out onto the rear garden.

Inner Hallway

Doors into WC.

WC



Low level WC with obscure double glazed window above and ceiling mounted extractor.

Shower Room

5'10" x 5'8" - maximum into shower (1.79 x 1.73 - maximum into shower)



Currently comprises hand basin with part tiled splashback and sliding door into one and half size

shower cubicle with integrated system above. Double glazed window, ceiling mounted extractor and wall mounted radiator. Tile effect floor covering.

Bedroom

11'9" x 10'10" (3.60 x 3.31)



The first of the two double bedrooms, located to the rear. Large double glazed window with radiator beneath enjoying an outlook down over the garden and far reaching views.

Bedroom

11'1" x 10'8" (3.39 x 3.26)



Double glazed window with deep display sill to the front enjoying an outlook over the garden. Wall mounted radiator.

Outside



The property is set down from the driveway. Before the driveway there is an area of level lawn and planted hedging. Driveway leads to parking for approximately three vehicles, there is further scope to increase this space to the front. There is an area of level lawn with mature shrubbery and planting and pedestrian pathway.

Being detached there is access down both sides and there is a hardstanding patio area to both sides. Steps down onto further patio and onto an expanse of open lawn all enclosed by well kept shrubbery, planting and trees.



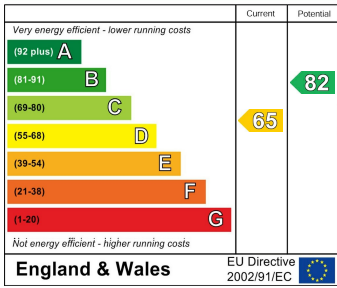
To the base of the garden there is a further patio area and small orchard. The rear garden will have the sun throughout the day and into the evening.

Garage

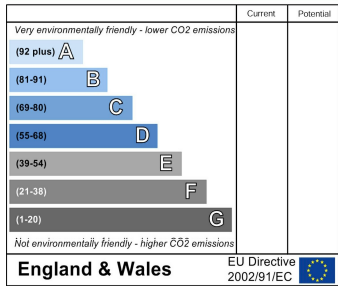
17'8" x 8'6" - maximum (5.39 x 2.60 - maximum)
Electric garage door. With both power and light.
There is a double glazed window to the side and tap.

Council Tax Band - D

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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