



MAY WHETTER & GROSE

37 KENT AVENUE, ST. AUSTELL, PL25 3HH
GUIDE PRICE £450,000



OFFERED WITH NO ONWARD CHAIN, LOCATED A SHORT DISTANCE FROM CARLYON BAY BEACH, COASTAL FOOTPATH, GOLF COURSE AND LOCAL SCHOOLS. LOCATED IN THE EVER POPULAR KENT AVENUE CUL DE SAC WITHIN CARLYON BAY, IS THIS IMPRESSIVE FOUR DOUBLE BEDROOM SPACIOUS FAMILY RESIDENCE. SET WITHIN WELL KEPT LANDSCAPED GARDENS.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS SIZE, POSITION AND POTENTIAL. 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, Indian and Chinese 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

Head out to Carlyon Bay going past Charlestown Primary School on your left hand side, heading down towards the beach, go past the turning on your right and Chatsworth Way. Head down past the AJ's Coffee shop and Wine Bar taking the next right into Kent Avenue. The property will be immediately on the right, 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.

A pillared covered front entrance with outside lighting. Part obscure double glazed door with side panel leading through into impressive welcoming hallway.



Lounge

14'2" x 25'5" (4.34 x 7.76)



Part obscure glazed panel door with coloured brick panel to the side, opens through into the impressive lounge, with a great deal of natural light from two double glazed windows, one to the front and one to the rear with further double glazed sliding doors to the side. All with pull back vertical blinds. Radiator. Focal point of brick fireplace with surround and display, currently occupying a coal effect gas fire set onto a raised hearth.



Hallway finished with carpeted flooring, wall mounted radiator. Doors to all downstairs living accommodation and door into integral double garage. Carpeted turning staircase to the first floor.



Kitchen/Diner

9'6" x 12'9" (dining) 10'5" x 9'10" (kitchen) (2.92 x 3.90 (dining) 3.18 x 3.02 (kitchen))



Matching carpeted flooring from the hallway leads through, wall mounted radiator. Double glazed window with pull back vertical blinds and part obscure glazed panel door with integrated cat flap leading to the rear. Wide open arch through into kitchen. The kitchen comprises a range of wood fronted wall and base units complimented with coloured laminated work surface with wood edge beading and mosaic pattern tiled splashback. Under unit lighting. Free standing and insert spaces for white good appliances. One and half bowl stainless steel sink with drainer and double glazed window above.





Integrated Garage
15'10" x 19'1" (4.85 x 5.84)



With electric up and over door. This large spacious double garage offers both power and light. Two windows to the side and door into utility.



Utility
9'10" x 5'2" (3.01 x 1.58)



With double glazed window to side and obscure double glazed door to rear. Space and plumbing for white good appliances. Electric fuse box.

Cloakroom/WC



Finished with a part tile wall surround and tile effect laminate floor covering. Low level WC with hidden cistern. Vanity storage beneath the basin with mixer tap.



Turning staircase to the first floor landing with doors to all upstairs bedrooms, family bathroom and two doors into large airing cupboard with slatted shelving and housing the boiler.

Bedroom

7'6" x 9'6" (2.31 x 2.92)

Two double glazed windows, one to the side and one to the rear. One with radiator beneath. Access to the loft.

Family Bathroom

7'11" x 9'5" (2.42 x 2.88)



Large family bathroom comprising low level WC, hand basin, corner bath and curved glazed doors into separate shower cubicle. A fully tiled wall surround. The tiles continue at half wall level behind the bath, basin and WC. High level obscure double glazed window. Finished with strip wood effect laminate flooring. Radiator. Shaver socket.

Bedroom

9'9" x 14'11" (2.99 x 4.57)



Benefitting from floor to ceiling in-built wardrobes, two double glazed windows, one with radiator beneath.



Bedroom

10'1" x 13'10" (3.09 x 4.23)



Situated to the front side. Three double glazed windows, one with radiator beneath. Also benefitting from sliding doors into in-built wardrobe storage.



Bedroom

7'7" x 10'7" (2.32 x 3.24)

Also located to the front. Also benefitting from sliding doors into in-built recessed storage. Two double glazed windows to the front, one with radiator beneath.

Outside



To the front an expanse of open lawn with shrubbery and wide open tarmac driveway providing parking for numerous vehicles. Low level picket fencing with pathway with mature border. This leads around to the rear which can also be accessed from the dining and kitchen area.

The rear garden enjoys sun throughout the day and into the evening. All enclosed by strip wood fence panelling and high latch gate giving access to the rear. Greenhouse, timber shed and raised borders with pathway which continues around to hardstanding patio area which can also be accessed from the lounge. High fencing and timber latch gate back to the front.





Council Tax Band - E

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	



1ST FLOOR



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