



MAY WHETTER & GROSE

173 CHARLESTOWN ROAD, CHARLESTOWN, PL25 3NN
OFFERS IN EXCESS OF £350,000



****NOW AVAILABLE TO VIEW NO CHAIN****

LOCATED A SHORT DISTANCE FROM THE HISTORIC PORT OF CHARLESTOWN IS THIS SPACIOUS THREE BEDROOM FAMILY RESIDENCE. PART OF A TERRACE OF FOUR HOMES, THE PROPERTY HAS TWO RECEPTION ROOMS, KITCHEN, THREE BEDROOMS AND FAMILY BATHROOM TO THE FIRST FLOOR. BOTH FRONT AND REAR GARDENS AND ALLOCATED PARKING TO THE SIDE. THIS WONDERFUL FAMILY HOME IS MODERN BUT OFFERS THE CHARACTER FEEL WITH DOUBLE GLAZED SASH WINDOWS AND IS SITUATED WITHIN WALKING DISTANCE OF BOTH NURSERY, PRIMARY AND SECONDARY SCHOOLING. WITH THE COASTAL FOOTPATH, BEACHES AND GOLF COURSE NEARBY. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FABULOUS POSITION. EPC - C



Location

Charlestown is a popular Georgian harbour side village 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 such as Alice in Wonderland, Doctor Who, The Three Musketeers, The Eagle Has Landed and Poldark largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses. To both sides of Charlestown harbour there is the South West coastal footpath providing some wonderful walks with cliff top views and sandy coves and beaches, leading towards Carlyon Bay, Porthpean and Duporth. To the east lies the natural deep harbour port of Fowey with excellent boating facilities and with a range of excellent local shops and restaurants. Nearby is the beach of Porthpean which has its own sailing club. The coastal footpath is a short walk away towards Duporth and Porthpean and towards Carlyon Bay, Polkerris and Fowey.

Directions

From St Austell head out onto the A390, at the roundabout head down the hill to Charlestown, past Penrice Academy on your right hand side and Foundry Drive on your left. Just before the turning to Carlyon Bay on your left, the property is set back and down from the road. Parking to the side. A Board will be erected to the front for convenience.

Accommodation

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

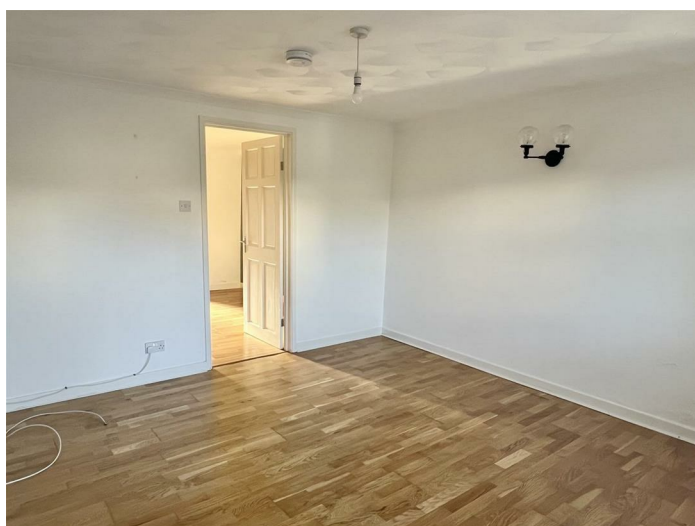
Steps and handrail to the pathway leads down to the front. Stepping stone paved pathway with covered front entrance with part obscure glazed door and courtesy lighting, opens through into Reception Room.

Reception Room

11'11" x 12'0" (3.64 x 3.67)



Deep window display sill with radiator below and double glazed sash window. Finished with two tone painted wall surround. Strip wood flooring which continues through into the second reception room which is accessed via a six panel white door.



Reception Room Two

11'0" x 11'9" - maximum (3.36 x 3.60 - maximum)



With an open plan feel, an arch through to the kitchen. Finished with painted wood panelled wall. The wood flooring continues through into the kitchen. Wall mounted radiator. Carpeted turning staircase to the first floor.

Kitchen

13'0" x 10'2" - maximum (3.97 x 3.12 - maximum)



Obscure part double glazed door to the rear and sash window to the side. The kitchen comprises a range of white gloss fronted wall and base units complimented with square edge laminated work surface, incorporating large ceramic sink with mixer tap and finished with a bevelled edged tiled splashback surround. There are also integrated appliances of Bosch Oven and four ring gas hob with extractor over, dishwasher and low level fridge and freezer.

Carpeted staircase turns to the first floor landing providing access through to the loft. Doors to all upstairs living accommodation and bathroom.

Principal Bedroom

13'3" x 13'2" - maximum (4.06 x 4.03 - maximum)



Located to the front with two double glazed sash windows, one with radiator beneath.

Bedroom

6'8" x 12'0" - maximum (2.05 x 3.68 - maximum)



Double glazed sash window with radiator beneath to the side.

Family Bathroom

7'1" x 5'5" - maximum (2.17 x 1.67 - maximum)



Comprising a white suite of low level WC, large hand basin and wood panelled bath with central mixer taps and finished with part tiled wall surround. Heated ladder towel rail. Tile effect patterned floor covering. Obscure double glazed sash window to the side. Wall mounted shaver socket.

Bedroom

5'5" x 10'2" - maximum (1.67 x 3.11 - maximum)



Double glazed sash window to side.

Outside



To the front there is a low maintenance front garden area with granite stone chippings and some infant planting enclosed by low level fencing.

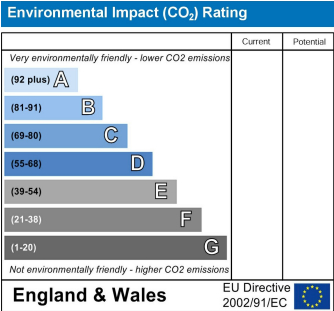
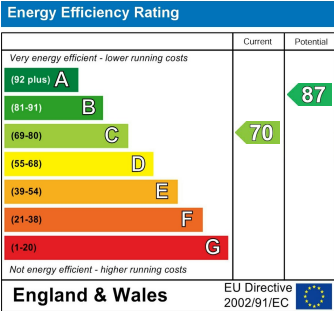


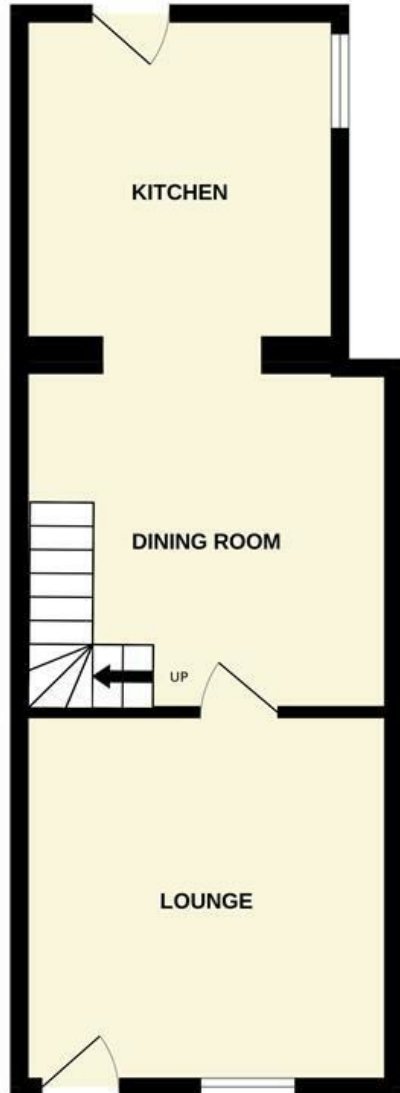
The rear garden enjoys a great deal of sun throughout the day and into the evening. Mainly laid to lawn and enclosed by low level fencing with raised decked area to the side, with backdrop of well kept hedging.

Allocated parking to the side.



Council Tax Band - C





CLIPPER COTTAGE, CHARLESTOWN

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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