



MAY WHETTER & GROSE

77 CHARLESTOWN ROAD, CHARLESTOWN, PL25 3NL
GUIDE PRICE £300,000



AN ATTRACTIVE TWO BEDROOM, TWO RECEPTION ROOM COTTAGE CLOSE TO CHARLESTOWN HARBOUR. THE COTTAGE HAS GAS CENTRAL HEATING AND IS WONDERFULLY LOCATED TO ACCESS THIS BEAUTIFUL HARBOURSIDE VILLAGE WITH ITS EXCELLENT SOCIAL AMENITIES. EPC - D



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 after BB's coffee shop, on your right, the property is fronting the road. 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.

Front entrance door into entrance lobby with stairs to first floor. Door into Lounge and dining/living room.

Lounge

12'1" x 8'10" (3.7 x 2.7)



Feature fireplace. Central heating radiator. Exposed stone wall, sash window to front elevation.

Dining Room/Living Room

12'1" x 11'1" (3.7 x 3.4)



Central heating radiator. Feature fireplace. Understairs storage cupboard. Exposed ceiling beams. Sash window to front. Door into kitchen.

Kitchen

11'9" x 10'2" - maximum (3.6 x 3.1 - maximum)
L-shaped room. Fitted with a range of units. Glazed wall units. Worktops, stainless sink with draining board. Four ring gas hob, built in cooker and extractor fan. Integrated fridge and freezer. Two windows. Baxi gas central heating boiler. Door to outside.

First Floor Landing

Bedroom One

12'1" x 11'1" - maximum (3.7 x 3.4 - maximum)



Loft access hatch. Exposed stone wall. Central heating radiator. Feature fireplace. Sash window to front.

Bedroom Two

12'1" x 12'1" - maximum (3.7 x 3.7 - maximum)



L-shaped room. Central heating radiator. Double in-built storage cupboard. Sash window to front elevation. Door into en-suite.

En-Suite



Corner shower cubicle. Low level WC. Hand wash basin. Heated towel rail. Tiled walls. Window to rear elevation.

Bathroom/WC



Panelled bath with mixer shower over. Pedestal hand wash basin. Low level WC. Heated towel rail. Tiled walls. Window to rear elevation.

Agents Notes

Please note that the rear courtyard does not belong to number 77. Number 77 does have right of access across into the kitchen. There is a small amount of flying freehold to the first floor of the property.

Council Tax Band - C

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Floor Area

The floor area measurement is taken from the EPC.

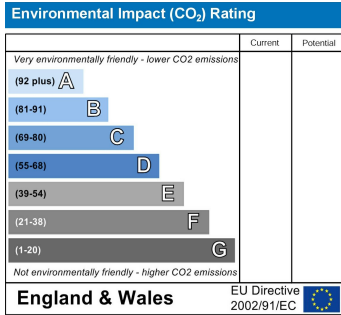
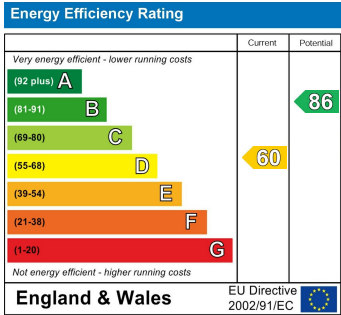
Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

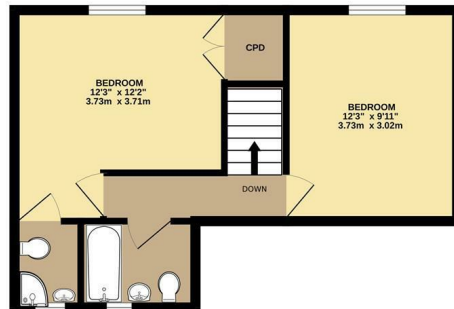
Tel: 01726 73501 Email: sales@maywhetter.co.uk



GROUND FLOOR



1ST 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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