



**MAY WHETTER & GROSE**

**13 FAIRWAY, CARLYON BAY, PL25 3QF**  
**GUIDE PRICE £425,000**



OFFERED WITH NO ONWARD CHAIN AND LOCATED IN THE COASTAL REGION OF CARLYON BAY ON ONE OF THE MOST SOUGHT AFTER ROADS, A SHORT DISTANCE FROM THE GOLF COURSE, BEACH, COASTAL FOOTPATH AND LOCAL SCHOOLING. SET WITHIN LARGE GARDENS IS THIS DETACHED FAMILY RESIDENCE OFFERING SPACIOUS LIVING ACCOMMODATION OF OPEN LOUNGE/DINING AREA, MODERN KITCHEN, THREE BEDROOMS AND SHOWER WET ROOM. DETACHED GARAGE TO THE SIDE, AMPLE PARKING FOR NUMEROUS VEHICLES AND LARGE GARDENS. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITION AND POTENTIAL. EPC - C



### 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 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

From St Austell head out towards Carlyon Bay, past Charlestown Primary School on your left hand side heading along down towards the beach, past Sea Road on your right, take the next right hand turn up and into Chatsworth Way. Follow the road along for approximately 100 yards taking a left onto Haddon Way. Follow the road along and keep left and head onto Fairway. The property will just be past the junction 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 ramped access to covered front entrance with part obscure double glazed door and light panel opening into entrance hall.

### Entrance Hall

With embedded weaved welcome mat and wood effect strip wood flooring. Wall mounted radiator. Doors to all living accommodation.

### Bedroom

9'9" x 9'2" - max plus in-built wardrobes (2.99 x 2.80 - max plus in-built wardrobes)



Double glazed window to the front with radiator beneath. Wood effect floor covering. Double doors into recessed wardrobe storage with further storage above.

### Bedroom

5'7" x 8'11" - max plus recess (1.72 x 2.72 - max plus recess)



Finished with wood effect laminated floor covering. Double glazed window to side with radiator beneath. In-built wardrobe storage and further deep recess storage with shelving.

### Principal Bedroom

13'4" x 9'10" - max (4.07 x 3.01 - max)



Enjoying an outlook down over the large rear garden from a double glazed window with radiator beneath. Double doors into in-built wardrobe with further storage above.



### Wet Room/Shower Room

7'9" x 7'5" (2.37 x 2.28)



Finished with a fully polished tiled wall surround. Two obscure double glazed windows. Recess spotlighting with ceiling mounted extractor and access through to the loft. Comprising wet room floor with shower curtain, integrated shower system. Hand basin and WC. Chrome heated towel rail with vanity mirror above. Door into airing cupboard which houses the Combi Boiler.

### Main Living Area - Lounge

16'4" x 10'9" (4.98 x 3.30)



Large double glazed window to the front. Wall mounted radiator. Focal point of a varnished slate stone fireplace surround and hearth. Open arches to both sides lead around through into dining and additional sun lounge area with three double glazed windows.

### Dining Area

12'11" x 7'9" widening to 9'10" (3.95 x 2.38 widening to 3.02)

Additional wall mounted radiator. Doorway arch into kitchen.



## Kitchen

7'11" 12'11" - max (2.42 3.95 - max)



Comprising a range of white gloss fronted wall and base units with low level worksurface with matching splashback incorporating stainless steel sink and drainer with mixer tap. Large double glazed window above with obscure glazed window to the side. Double glazed door opening out onto the driveway. There is under unit space and plumbing for white good appliances together with wall mounted radiator. Low level integrated oven, four ring induction hob with extractor above. Finished with recessed lighting and wood effect floor covering. Please see agents notes.

## Outside



A ramped decked area to the side leads out onto the driveway and the garage.



The property is set back from the no through road of Fairway, there is a well stocked front garden area with open lawn. Parking for numerous vehicles. Driveway leads down to the garage.

Garage

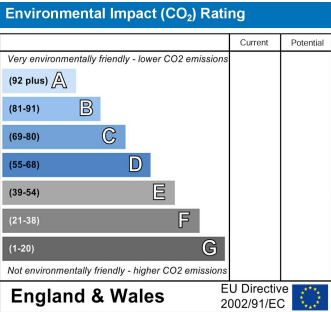
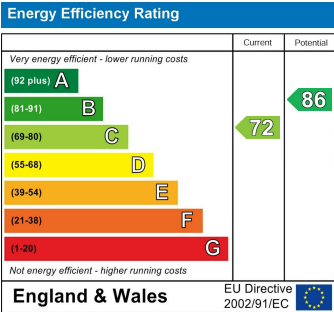
With electric roller door. Outside tap. Power and light.

There is a hardstanding area with steps down onto large garden. The garden is well stocked with an array of plants, trees and shrubs.

Agents Notes

Although the kitchen is modern it has lower work surface and appliances so could get to them all easily from the wheelchair. They are actually conventional units mounted on a strip of wood batten rather than normal legs. All the original legs are at the property and could easily be fitted.

Council Tax Band - D









## 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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