

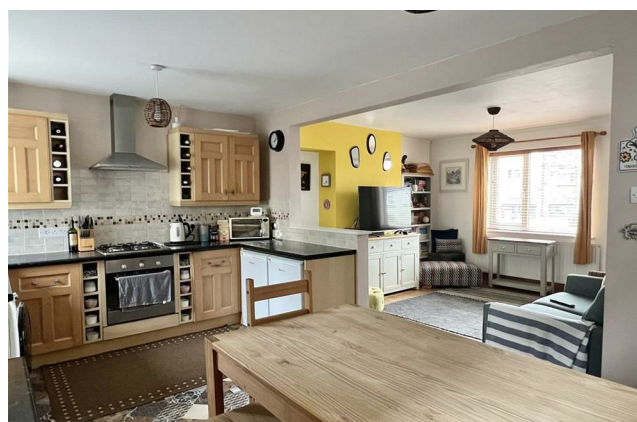


MAY WHETTER & GROSE

55 CARLYON ROAD, ST. AUSTELL, PL25 4LL
GUIDE PRICE £200,000



LOCATED A SHORT DISTANCE FROM LOCAL AMENITIES, TOWN CENTRE, RAILWAY STATION AND LEISURE CENTRE. WITH THE WONDERFUL BENEFIT OF A LARGE DOUBLE GARAGE TO THE REAR WITH PARKING, IS THIS BEAUTIFULLY PRESENTED FAMILY HOME. SPACIOUS FEEL OPEN PLAN LIVING AREA, DOWNSTAIRS BATHROOM WITH THREE BEDROOMS TO THE FIRST FLOOR. FRONT AND REAR GARDENS. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS FINISH AND POSITION. EPC - D



Location

St Austell town centre is within walking distance of the property. There is a mainline railway station and leisure centre together with primary and secondary schools. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions

From St Austell town head up South Street, at the roundabout turn left onto Kings Avenue and the next mini roundabout turn right onto Polkyth Road. Head along past the children's playpark on your left hand side, at the next mini roundabout just before the leisure centre carry straight on down the hill, past the Ambulance and Fire Station on your right. At the mini roundabout carry straight on and the property will appear on the left hand side. Please note parking is located to the rear of the property. Just before the mini roundabout turn left onto Tremayne Road taking the next right hand lane which adjacent to the property.

Accommodation

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



Pillared pedestrian gateway and steps with pathway bordered by lawned areas leading to covered front entrance with double glazed door with obscure half moon light panel. Into entrance hallway.

Entrance Hallway

Carpeted staircase and handrail to the first floor. Door through into the open living area.

Lounge Area

12'10" x 11'7" (3.92 x 3.54)



Double glazed window with fitted Venetian blind to the front with radiator beneath. Opening through into the kitchen and dining area. Finished with a tile effect vinyl flooring covering.

Kitchen/Dining Area

7'0" x 16'0" - max (2.14 x 4.89 - max)



The kitchen comprises a range of light wood fronted wall and base units with in-built wine rack. Darkened marble effect roll top work surface incorporating four ring gas hob with integrated oven below and extractor above. Sink and drainer with mixer tap. Under unit space and plumbing for further white good appliances. All finished with an attractive tiled splashback. Double glazed window above the sink with roller blind overlooking the rear garden up towards the garage.

The dining area also offers similar finished base units with glass mirror fronted display cabinets above with radiator beneath a high level double glazed window. Door into large understairs storage cupboard.



Door through into rear porch entrance where there is a door into the bathroom and further doors into airing cupboard housing the boiler system. Part obscure double glazed panel door opening out onto the rear.

Bathroom

6'1" x 5'6" (1.87 x 1.68)



Comprising white modern suite of low level WC, hand basin and panel bath with shower over. Finished with part tiled walls. Chrome heated towel rail. Wall mounted extractor. Obscure double glazed window. Mirror glass fronted vanity cabinet. Similar tile effect vinyl flooring covering.

Staircase to the first floor landing. Wall mounted radiator hidden by an attractive radiator cover. Double glazed window to the side. Access to the loft, air recirculation system. Strip wood panel doors into all three bedrooms.

Principal Bedroom

11'6" x 12'11" - max (3.52 x 3.96 - max)



Located to the front. With double glazed window with fitted Venetian Blind with radiator beneath. Fold back door leading into deep over stairs recess. Finished with a two tone painted wall surround with exposed wood floorboards.



Bedroom

10'6" x 8'7" - max (3.22 x 2.64 - max)



Exposed wood floorboards. Radiator beneath a double glazed window with fitted Venetian Blind with an outlook up over the garden. Finished with two tone painted surround.

Bedroom

6'10" x 7'2" (2.10 x 2.19)



Also with a similar outlook from a double glazed window with fitted Venetian Blind with radiator below. Finished with two tone painted surround.

Outside



To the front central paved pathway with lawned borders to both sides and planting, enclosed with strip wood fence panelling and low block built wall. High level arch timber gate gives access around to the rear which can also be accessed from the rear porch area.

To the rear is an outside tap and paved pathway with raised level garden area with planted border and area of lawn. Further decking above.

The pathway continues up to the rear where a further timber pedestrian gateway and double glazed door into the garage.



Garage
18'8" x 17'7" (5.70 x 5.37)



The garage offers both power and light. Double glazed window to the rear with large up and over door with parking in front.



Services

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

Floor Area

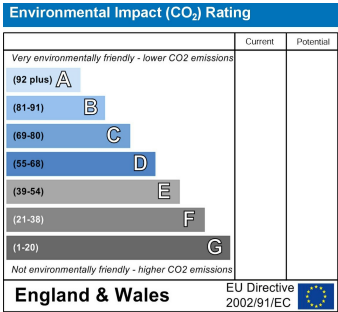
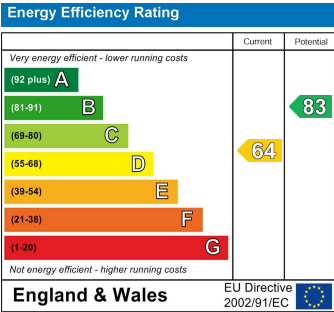
The floor area measurement is taken from the EPC.

Broadband and Mobile Coverage

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

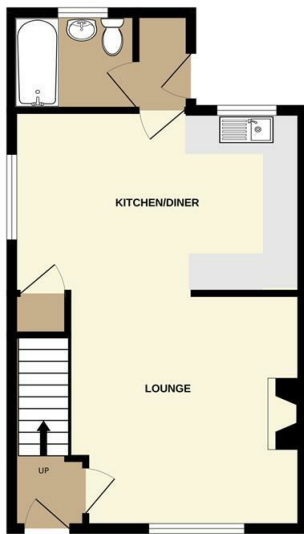
Viewings

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

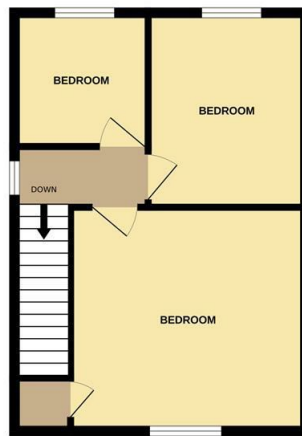




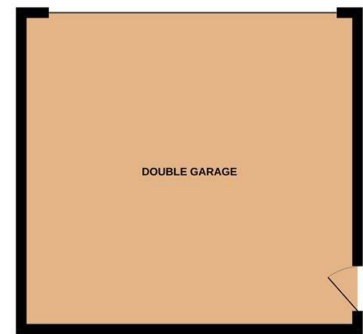
GROUND FLOOR



1ST FLOOR



DOUBLE GARAGE



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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