



MAY WHETTER & GROSE

18 GWALLON ROAD, ST. AUSTELL, PL25 3AA
GUIDE PRICE £120,000



****CASH BUYERS ONLY****

OFFERED WITH NO ONWARD CHAIN, A LOVELY SUNNY ASPECT REAR GARDEN IS THIS DELIGHTFUL PERIOD FAMILY HOME, ALTHOUGH REQUIRING UPDATING AND MODERNISATION THROUGHOUT OFFERS GREAT SCOPE AND POTENTIAL. LOCATED WITHIN A POPULAR RESIDENTIAL AREA A SHORT DISTANCE FROM BOTH PRIMARY AND SECONDARY SCHOOLING, ST AUSTELL TOWN CENTRE AND A SHORT DRIVE TO THE BEACHES OF ST AUSTELL BAY. VIEWING IS HIGHLY RECOMMENDED. PLEASE SEE IMPORTANT AGENTS NOTES. EPC - F



Location

St Austell town centre is situated less than 2 miles away and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 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 Slades Road, turn right onto Gwallon Road and the property will appear on the right hand side almost opposite the turning for Agar Road. 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.



An attractive wrought iron set onto a granite stone pillared gateway leads to the rear courtyard.

Outbuilding

8'2" x 6'2" (2.49 x 1.88)



A lovely outbuilding with glazed window and latch door offering both power, light and plumbing. With outside tap and gardeners WC and further high level latch gate giving side access via the garden.

Part obscure glazed door opens through into kitchen.

Kitchen

8'7" x 7'8" (2.63 x 2.35)



Double glazed window and pull back vertical blind. Part obscure internal panel door into the first reception room.

Reception Room

13'0" x 11'7" (3.98 x 3.54)



Large double glazed window with pull back vertical blinds and deep display sill. Electric heater below window. Focal point of raised tiled hearth and back drop with wood mantle surround with gas fire. Door into large under stairs storage and door leading through to the entrance hall.



Second Reception Room

11'3" x 10'4" (3.43 x 3.16)

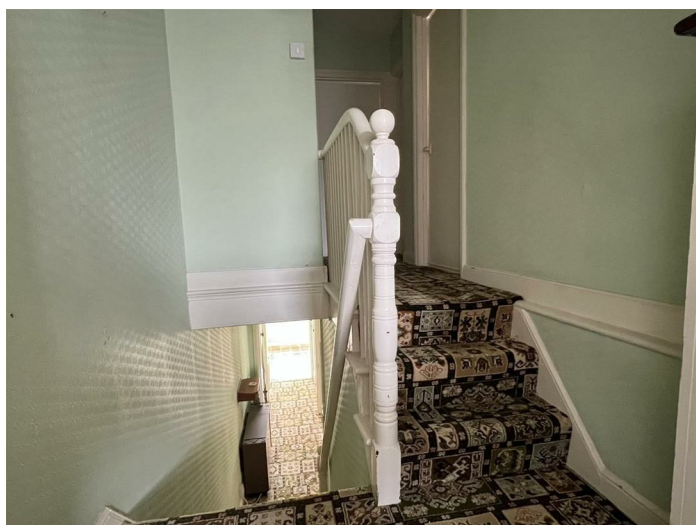


Enjoying an outlook down over the garden from a double glazed window. Part obscure glazed door into entrance hall and continuing through to additional glazed door into conservatory/porch area.

Conservatory/Porch

7'8" x 7'11" (2.35 x 2.43)

Double glazed windows and door, pull back blinds and an outlook down over the garden also with double power socket.



Carpeted stair case to the half landing, the stair case continues and turns around to the left onto the upper landing to the bedrooms. On the half landing there is a step up into the bathroom. Cupboard housing electric fuse box.

Bathroom

8'8" x 7'9" (2.65 x 2.38)



Currently has a enamel bath, hand basin and WC with electric heater to the side. Obscure double glazed window and door through into airing cupboard which houses the water cylinder and has slatted shelving.

Upper Landing

Doors to all three bedrooms and set of double doors leading into large over stairs storage. Due to the period style of this property the cupboards could be removed and a loft room created subject to the relevant consents.

Bedroom

9'6" x 9'7" (2.90 x 2.93)



Located to the rear. Double glazed window with pull back vertical blind and electric heater below.

Bedroom

9'0" x 12'6" (2.75 x 3.82)



Glimpses of the coastline and Gribbin Head and down over the garden from a large double glazed window. Electric heater.

Bedroom

6'2" x 9'10" - maximum into small bay (1.89 x 3.01 - maximum into small bay)



Also enjoying a similar outlook from a double glazed window.

Outside



The garden can be accessed from the conservatory/porch or via the side pedestrian pathway. From here it opens out onto an expanse of open lawn. The pathway continues down the far right hand side to further hard standing patio and seating area. There is a planted border and is enclosed by some fence panelling.

Agents Notes



Please check with your mortgage lender, EPC rating is an F and there is a two storey extension which incorporates the kitchen and bathroom which is approximately 8 - 9 inches in depth. The property has water and gas meters. There is no onward chain. The property currently has on road parking, however neighbouring properties have removed outbuildings and created parking. There are also signs of rising damp

Important Agents Notes

Cash buyers only due to 6 inch single skin extension with corrugated asbestos roof.

Council Tax Band - B



Services

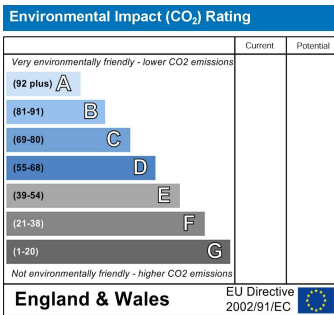
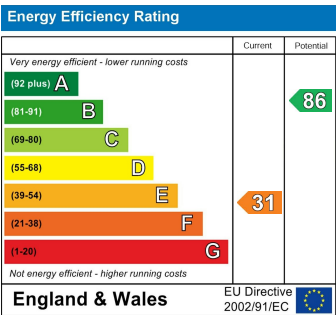
None of the services, systems or appliances at the property have been tested by the Agents.

Broadband and Mobile Coverage

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

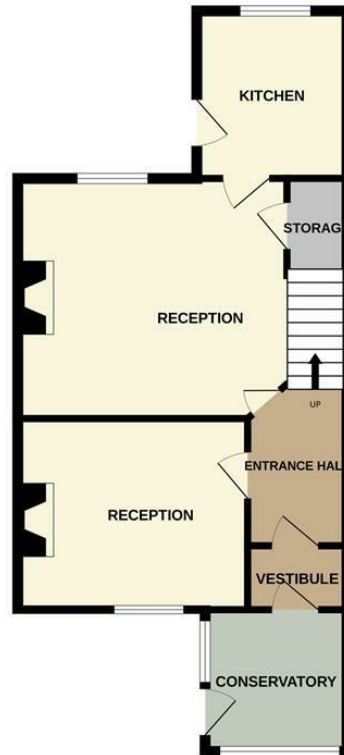
Viewings

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
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 sq.m.) approx.

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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