



**MAY WHETTER & GROSE**

**26 GANNET DRIVE, ST. AUSTELL, PL25 3BE  
OFFERS IN EXCESS OF £275,000**



A WELL POSITIONED CHAIN FREE DETACHED BUNGALOW WITH THREE BEDROOMS, GARAGE AND OFF ROAD PARKING. THE BUNGALOW OCCUPIES A CONVENIENT AND POPULAR RESIDENTIAL LOCATION WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES. FURTHER BENEFITS INCLUDE DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. THE PROPERTY WOULD BENEFIT FROM COSMETIC WORK HOWEVER AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS DELIGHTFUL BUNGALOW. EPC - D



## Location

St Austell town centre is situated a short walk 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 centre, continue along South Street and East Hill. At the roundabout, take the first exit onto Kings Avenue. At the next roundabout turn right onto Carlyon Road. Continue along this road, passing straight over two roundabouts until reaching the traffic lights on Polkyth Road. Turn right and then immediately left onto Sandy Hill. Continue down Sandy Hill turning right onto Mitchell Road opposite the School. Take the first left hand turn onto Chough Crescent and take the next right on to Gannet Drive. A For Sale board has been erected for ease of identification purposes.

## Accommodation

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

Aluminium frame double glazed door with upper and lower obscure glazing allows external access into entrance hall.

## Entrance Hall

13'9" x 14'10" - max (4.20 x 4.53 - max)

P-shaped hall with matching sealed glazed unit to right hand side of front door. Doors to bedrooms one, two, three, shower room, lounge and kitchen/diner. Door opens to provide access to a useful in-built storage cupboard. Double doors give access to the airing cupboard housing the hot water tank with further slatted storage options within. Carpeted flooring. Polystyrene ceiling. Radiator. Textured walls.

## Lounge

15'7" x 11'10" - max (4.75 x 3.63 - max)



Large aluminium frame double glazed window to front elevation provides a great deal of natural light. Radiator. Carpeted flooring. Polystyrene tiled ceiling. Mains gas fire set on marble hearth Agents Note: Behind the fire is the back boiler providing central heating and hot water. Two telephone points.



### Kitchen/Diner

13'9" x 9'10" (4.20 x 3.01 )



Wood frame double glazed window to rear elevation overlooking the sun room to the rear of the property. Wood frame door with upper double glazed insert providing access to the sun room. Matching wall and base kitchen units, roll top work surfaces, one and half bowl sink with matching draining board and central mixer tap. Four ring electric hob with fitted oven below and extractor hood above. Carpeted flooring. Space for dining table. Textured ceiling. To the rear of the entrance door twin metal doors open to provide access to the rear of the back boiler for servicing. Space for additional kitchen appliances. Tiled walls to water sensitive areas. Wall mounted heater.



### Sun Room

20'11" x 9'2" - max (6.39 x 2.80 - max)

A lovely addition to the property with wood frame double glazed windows to right, left and rear elevations with wood frame door providing access to the enclosed rear garden with upper double glazed panel. Carpeted flooring. Radiator. Twin doors provide access through to bedroom two.

### Bedroom Two

10'11" x 10'4" (3.33 x 3.17)



As previously mentioned twin wood frame doors with stippled glazing provides access through to sun room. Radiator. Textured ceiling. Carpeted flooring.

### Bedroom Three

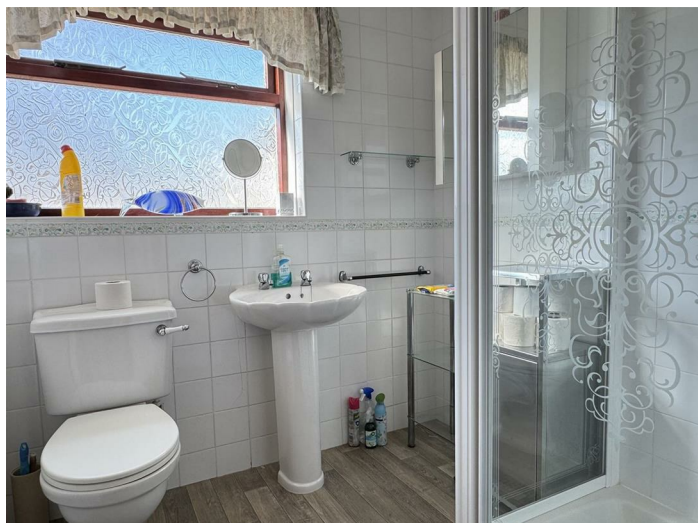
10'1" x 10'4" (3.09 x 3.16 )



Wood frame double glazed window to rear elevation overlooking the rear garden. Carpeted flooring. Radiator. Textured ceiling. This room was previously utilised as an office but would comfortably house a single bed.

### Shower Room

6'4" x 6'2" (1.94 x 1.88)



Wood frame double glazed window to side elevation with obscure glazing. Updated white shower suite comprising low level flush WC, ceramic hand wash basin, fitted shower enclosure with glass shower door with wall mounted MIRA shower. Tiled walls. Wood effect vinyl flooring. Radiator. Textured ceiling. Extractor fan.

### Bedroom One

11'10" x 10'0" - max (3.63 x 3.05 - max)



Aluminium frame double glazed window to front elevation. Carpeted flooring. Textured ceiling. Radiator. Door through to en-suite WC.

### En-Suite WC

4'0" x 4'6" (1.22 x 1.38)



Low level flush WC with dual flush technology and ceramic hand wash basin with central mixer tap set on vanity storage unit. Carpeted flooring. Textured ceiling. Fitted extractor fan.

### Outside



To the front of the property the boundaries are clearly defined with rendered block walls to the left and front with concrete pillars to the right hand side. The front garden is mainly laid to lawn and tiered over two levels with a number of established plants and shrubs. Access can be made to the rear garden via both sides of the property courtesy of lockable wooden gates.

To the front right hand side is off road parking and access to the garage.

## Garage

15'10" x 8'6" (4.84 x 2.61)



Metal up and over door. Wood frame single glazed window to rear elevation and wooden door to the right hand side providing pedestrian access. The garage benefits from light and power and houses the mains gas inlet. A useful addition to the property.



The rear garden offers a spacious decked area flowing off of the rear sun room. Steps lead down to a hard standing area flowing down the right hand side with an area of lawn centrally. The rear garden also benefits from a well stocked greenhouse and large wooden shed with a smaller shed to the side. Access via the left hand gate looking from the front there is a wide expanse suitable for additional storage options.

To the right hand side looking at the property a narrow walkway provides further storage options with outdoor tap located on the far rear corner. The rear boundary is clearly defined with wood fencing to the right, rear and left elevations.



## Council Tax Band - C

### Broadband and Mobile Coverage

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

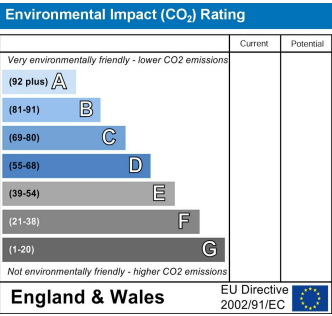
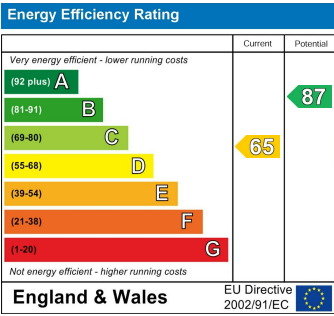
### Services

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](mailto:sales@maywhetter.co.uk)







## 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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