



MAY WHETTER & GROSE

55 EDGCUMBE ROAD, ST. AUSTELL, CORNWALL PL25 5DX
GUIDE PRICE £350,000



AN IMPRESSIVE SEMI DETACHED HOUSE WITH THREE BEDROOMS, TWO RECEPTION ROOMS AND SUN ROOM. FURTHER BENEFITS INCLUDE AMPLE OFF ROAD PARKING TO THE FRONT, A SPACIOUS ENCLOSED REAR GARDEN WITH SUMMERHOUSE, UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING. THE IMMACULATELY PRESENTED AND MUCH LOVED PROPERTY DEMANDS AN EARLY VIEWING TO BE FULLY APPRECIATED WITH ITS MANY PERIOD FEATURES AND FAR REACHING VIEWS TO THE FRONT, WITHIN CLOSE PROXIMITY TO AMENITIES. EPC - D



Location

Edgcumbe Road is situated within walking distance of St Austell town centre and has easy road access to Truro and Newquay. St Austell town centre 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 head out onto the A390 along Penwinnick Road heading towards Truro, taking the right hand turn onto Edgcumbe Road. Proceed through the traffic lights towards Trewoon. Proceed up hill where number 55 is located on the left hand side of the road with ample drive way parking for viewers.

Accommodation

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

Upvc double glazed front door with inset obscure detailed panels allows external access into entrance porch.

Entrance Porch

3'11" x 3'0" (1.20 x 0.92)

Laminate flooring. Door with obscure panel above allows access through to inner hall.

Inner Hall

18'8" x 5'8" - max (5.70 x 1.75 - max)



Continuation of wood effect laminate flooring. Carpeted stairs to first floor with secure door below providing access to under stairs storage. Doors to lounge, dining room and kitchen. Radiator.

Lounge

14'6" x 15'2" - max (4.42 x 4.63 - max)



Upvc double glazed bay window to front elevation provides a great deal of natural light. Focal electric coal effect fire set within decorative surround with wooden mantle and slate hearth. Carpeted flooring. Textured ceiling. Radiator. Satellite wiring.

Dining Room

12'4" x 11'10" - max (3.78 x 3.61 - max)



Aluminium frame double glazed sliding patio doors provide access through to sun room. Exposed wood floorboards. Focal fireplace with tiled backing, wooden surround and mantle. Picture Rail. Radiator.

Kitchen

16'7" x 7'11" (5.08 x 2.43)



Upvc double glazed window to rear elevation overlooking the spacious and enclosed rear garden. Door with multi panel inserts provides additional access to sun room. Modern matching wall and base kitchen units, square edge wood work surfaces with matching splashback. Ceramic sink with matching draining board and central mixer tap. Wall mounted Vokera Gas Fired Central Heating Boiler. Space for: fridge/freezer, washing machine and dishwasher. Fitted four ring buttonless induction hob with electric oven below and fitted extractor over. Part tiled walls. Tiled flooring. Fitted extractor fan. Radiator. High level mains enclosed fuse box.



Sun Room

8'3" x 8'2" (2.52 x 2.51)



A fantastic addition to the property facing the enclosed rear garden. Upvc double glazed door to rear elevation with full length glazed panel, the remainder of the rear and right hand side are in the form of sealed glazed units. Wood effect laminate flooring. Polycarbonate roof. To the rear and right elevations a tiled sill provides a delightful display area.

Landing

19'9" x 5'7" - max (6.02 x 1.71 - max)



Doors off to family bathroom, additional WC, bedrooms one, two and three. Additional door opens to provide access to a useful in-built storage void. Ceiling mounted Nu Air Vent. Carpeted flooring. Radiator. Loft access hatch.

Family Bathroom

7'10" x 6'7" (2.39 x 2.01)



Upvc double glazed window to rear elevation with obscure glazing. Matching modern three piece white bathroom suite comprising: low level flush WC with recessed dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit, the vanity worktop flows to the right hand side offering additional storage. Panel enclosed bath with central mixer tap and fitted shower attachment with glass shower screen. Heated towel rail. Tiled walls. Tiled flooring. Fitted extractor fan.

W.C.

4'7" x 3'0" (1.41 x 0.93)



Upvc double glazed window to side elevation with obscure glazing. A useful additional WC to compliment the WC in the family Bathroom. Tile effect flooring. Part tiled walls.

Bedroom Two

12'6" x 11'11" (3.82 x 3.65)



Upvc double glazed window to rear elevation overlooking the spacious and enclosed rear garden. Radiator. Focal original fireplace with tiled backing and display mantle over. Carpeted flooring. Picture rail.

Bedroom One

15'1" x 11'6" - max (4.61 x 3.51 - max)



Upvc double glazed bay window to front elevation, offering delightful far reaching views over St Austell Town. Carpeted flooring. Radiator.



property. To the rear of the drive a secure wooden gate providing access through to the rear garden. To the right hand side of the driveway a granite chipped area is well stocked with an array of evergreen shrubs.

To the left hand side of the drive is a large granite chipped area providing additional off road parking, to the front of this area are a number a well kept evergreen shrubs providing privacy. The left elevation is in the form of a wooden fence providing clear segregation of the boundary.

A hard standing walkway flows through the gravelled chipped area to the left hand side and steps lead up to give access to the front door, with an elevated area of granite chippings flowing across the front of the property.

Bedroom Three

8'11" x 6'1" (2.74 x 1.87)



Upvc double glazed window to front elevation with far reaching views over St Austell Town. Carpeted flooring. Radiator. Picture Rail.

Outside



To the front, there is ample off road parking courtesy of a tarmac driveway to the right hand side of the



To the right hand side just before the rear access gate is the gas meter.

Accessed either via the side wooden gate or from the sun room, is the enclosed and spacious rear garden. Upon entering the side gate to the right hand side is a spacious wooden shed, then an area of pebbles leading directly off of the rear of the property complete with outdoor tap to the left hand side. There are planting beds to the right and left hand sides.

Steps lead up to an elevated patio with the formal garden flowing to the left and top sections. Again there are a number of established plants and shrubs, a well stocked garden.

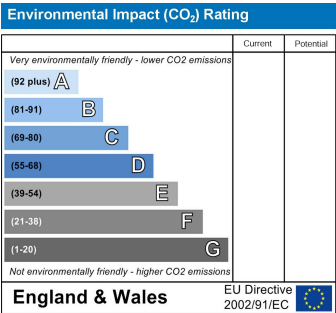
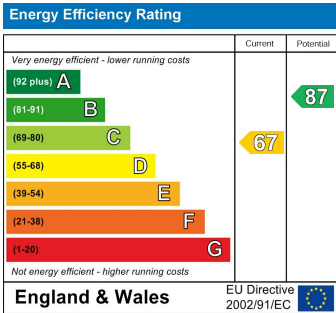
At the top of the rear garden is a useful summerhouse, elevated on wooden decking with bi-fold door providing external access. This benefits from power and light.

To the right hand side is a greenhouse with further wooden shed located to the rear.



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



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.



GROUND FLOOR



1ST FLOOR



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