



MAY WHETTER & GROSE

29 ROPEHAVEN ROAD, ST. AUSTELL, PL25 4DU
OFFERS IN EXCESS OF £325,000



ENJOYING BREATHTAKING VIEWS ACROSS ST AUSTELL BAY AND BEYOND FROM ITS ELEVATED POSITION AND OFFERED WITH NO ONWARD CHAIN, IS THIS IMPRESSIVE INDIVIDUAL STYLED DETACHED FAMILY RESIDENCE, OFFERING GREAT SCOPE AND POTENTIAL. CURRENTLY OFFERS A LARGE GARAGE WITH ADDITIONAL STORE ROOM TO THE REAR, SUN TERRACE TO THE FRONT AND RAISED TIERED GARDEN TO THE REAR WITH TIMBER CHALET. INTERNALLY OFFERING A LOUNGE/DINER, KITCHEN, THREE BEDROOMS AND FAMILY BATHROOM. LOCATED IN A QUIET CUL-DE-SAC POSITION WITHIN EASY REACH OF PRIMARY AND SECONDARY SCHOOLING, ST AUSTELL TOWN AND BOTH THE A391 AND A390. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS SCOPE, POTENTIAL AND WONDERFUL OUTLOOK. EPC - AWAITED SEE AGENTS NOTES.



Location

Within easy reach of a good range of facilities within St Austell town centre which is situated approximately a mile 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 10 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 17 miles from the property.

Directions



From St Austell town head along Tregonissey Road past the Tesco Express on your left hand side and the hairdressers, take the next left sign posted Ropehaven Road. Head right up to the top and bear around to the left and the property will appear in front of you on the right hand side.

Accommodation

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

From the brick paved driveway there are steps up and archway through to the main entrance. Granite stone steps and balustrade surround onto the sun terrace which is accessed from the sliding doors from the main lounge/diner.

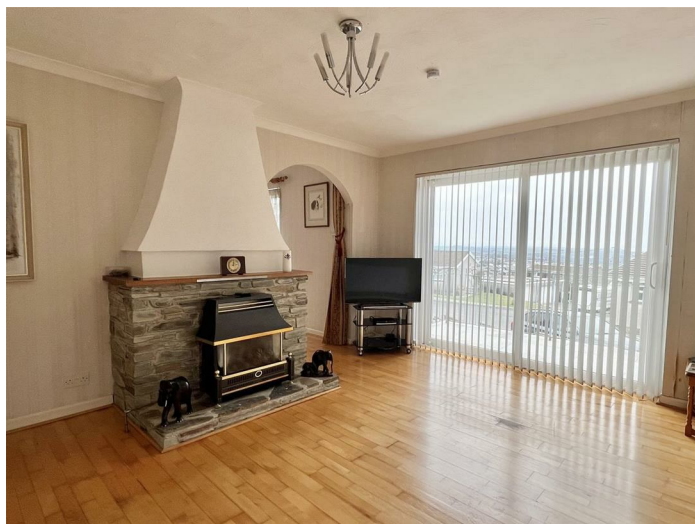
Wood panel front door with half moon glazed panel with covered canopy opens through into entrance porch with double glazed window to the side and further obscure glazed door and side panel opening through into inner hallway.

Inner Hallway

A warm welcoming area with five steps up to the bedroom and bathroom area with handrail. Doors into lounge/diner and kitchen. Wall mounted radiator.

Main Living Area

14'11" x 11'8" (4.56 x 3.57)



Double glazed sliding doors with fitted blind enjoying the far reaching views with further window to the side. Wall mounted radiator. Focal point of slate stone fireplace surround with wood display sill. Open arch through into dining area.

Dining Area

12'5" x 9'8" (3.79 x 2.97)



Also enjoying the fabulous far reaching St Austell Bay views and beyond from a large double glazed low level window with radiator beneath. Open arch into kitchen which can also be accessed from the entrance hall.



Kitchen

8'8" x 12'4" - max (2.66 x 3.77 - max)



Currently offers a range of wooden fronted wall and base units complimented by roll top laminated work surface with tiled splashback. One and half bowl stainless steel sink and drainer with mixer tap. Electric hob with extractor above. Free standing space for white good appliances. Integrated washing machine. Double glazed window above the sink opening to the rear and obscure double glazed door to the side giving access.

Hallway

Gentle steps with handrail lead up to the upper landing. There is access to the loft via a drop down ladder and is boarded plus power and lighting. Wall mounted radiator and a useful additional storage cupboard.

Principal Bedroom

10'1" x 13'8" - max (3.08 x 4.18 - max)



Large double glazed window enjoying an outlook over the tiered garden with radiator beneath.

Bedroom

10'0" x 10'3" - max (3.07 x 3.13 - max)



Also enjoying the wonderful views over the garden from a large double glazed window with radiator beneath.

Bedroom

9'1" x 7'6" (2.77 x 2.29)



Double glazed window to the side with radiator beneath.

Family Bathroom

5'6" x 10'8" - max (1.68 x 3.26 - max)



Two high level obscure double glazed windows. Finished with part tiled wall surround with decorative border and inserts. Currently offers a bath with mixer tap, low level WC with hidden cistern and hand basin set into vanity storage unit, mirror above and further storage cabinet to the side. Chrome heated towel rail. Opposite is the Worcester Boiler System which we have been informed was installed in 2022. Door into integrated shower.



Outside



To the front there is a brick paved driveway with parking for one/two cars, leading to the garage. To the main roof there are solar panels with FiT payments until 2034

Garage

21'3" x 12'9" (6.48 x 3.89)



With electric up and over door. Offering both power and light. A wonderful spacious addition. With additional open door arch through to a sizeable store room.

Store Room

5'10" x 12'7" - max (1.79 x 3.85 - max)



Also with power, light and shelving. Window to the side.



Between the property and the garage/store room are steps leading up to a pathway which sweeps around the property, two further steps up onto the tiered garden area enclosed by wood fencing and some hedging to one side, back drop of fencing and low block built wall.

From the rear garden and chalet are fabulous views across St Austell Bay, we are lead to believe it enjoys a great deal of sun throughout the day and into the evening, with a great degree of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Council Tax Band - D

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

Agents Notes

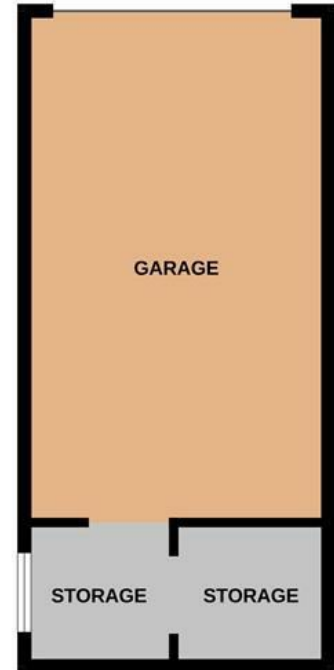
Probate was applied for and has been granted.



THE BUNGALOW



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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