



MAY WHETTER & GROSE

**17 COTSWOLD AVENUE, STICKER, PL26 7ER
OFFERS IN EXCESS OF £325,000**



A WELL SITUATED AND IMPECCABLY PRESENTED, CHAIN FREE, LEVEL DETACHED BUNGALOW. THE PROPERTY HAS UNDERGONE A COMPLETE REFURBISHMENT OVER THE LAST 18 MONTHS, WITH THE ADDITION OF A NEW KITCHEN AND NEW SHOWER ROOM. THE PROPERTY OFFERS TWO DOUBLE BEDROOMS, CONSERVATORY TO THE REAR OVERLOOKING THE WELL STOCKED AND ENCLOSED REAR GARDEN. GARAGE WITH BLOCK BUILT REAR STORE ATTACHED AND AMPLE OFF ROAD PARKING. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING. THE PROPERTY IS LOCATED IN A WELL REGARDED AREA AND IS WITHIN CLOSE REACH OF LOCAL AMENITIES. AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THE IMMACULATE CONDITION OF THE PROPERTY. EPC - D



Location

Sticker is a popular village with shop, post office and local pub. There are local countryside walks and a village green playing field area. The recently regenerated St Austell town centre is situated approximately 3 miles away and offers a wider 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 12 miles from the property.

Directions

From St Austell town head out on the A390 towards Truro, pass St Mewan School on the right hand side and the turning to St Austell Bay Golf Club on the left. As you start to climb the hill where the road widens into dual carriage way, bear left signposted Polgooth/Sticker. Head up and through the hamlet of Trelowth, past the turning for Polgooth on the left and follow the road down into Sticker. At the bottom of the hill, with the Hewas Inn on the right hand side turn right onto St. Stephen Road, follow this road up hill and take the first right hand turn onto Southdown Road. Proceed along and take the first left hand turn onto Cotswold Avenue. Number 17 is located on the left hand side of the road.

Accommodation

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

Entrance Hall

15'9" x 8'3" - max (4.81 x 2.52 - max)



Twin Upvc double glazed doors to front elevation provide external access. Agents Note: Both doors open inwards with no central pillar providing ease of access, both with upper and lower obscure glazing.

Updated wood effect laminate flooring. Doors through into lounge, kitchen, shower room, bedrooms one and two. Radiator. Loft access hatch. Agents Note: The loft is part boarded and the Vaillant Combination Gas Fired Central Heating Boiler installed approximately 18 months ago is located in the loft space.

Bedroom One

12'4" x 11'10" (3.76 x 3.62)



Upvc double glazed window to front elevation. Wood effect laminate flooring. Radiator. A spacious principal bedroom.



Bedroom Two

9'5" x 9'4" (2.88 x 2.85)



Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Wood effect laminate flooring. Radiator.



Shower Room

8'2" x 6'4" (2.51 x 1.95)



Two Upvc double glazed windows to rear elevation

both with obscure glazing. White shower suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit. Fitted shower enclosure with wall mounted mains fed shower. Tiled walls. Tiled flooring. Radiator.



Kitchen

9'5" x 11'5" (2.88 x 3.48)



Upvc double glazed door with full length sealed glazed unit provides access through to conservatory. Further Upvc double glazed window to rear elevation overlooking the conservatory and in turn the enclosed rear garden. Door through to lounge/diner. Matching wall and base units finished in white high gloss. The kitchen benefits from integral Bloomberg washing machine, Bosch dishwasher, Bosch fridge and freezer. Soft close technology. Square edged work surfaces. Composite sink with matching draining board and central mixer tap. Tiled walls to water sensitive areas. Fitted Hoover electric oven with four ring buttonless induction hob and fitted extractor hood above. Continuation of wood effect laminate flooring. Door opens to provide a useful in-built storage recess with shelved storage options.



Lounge/Diner

17'9" x 23'2" - max (5.43 x 7.07 - max)



Conservatory

10'3" x 8'1" (3.14 x 2.48)



(L shaped room). A lovely triple aspect room with large Upvc double glazed window to front elevation, two Upvc double glazed windows to side elevation. Upvc double glazed door to rear elevation with full length glazed panel to the side. Carpeted flooring. Three radiators. Bespoke wood shelving. Television aerial point. The spacious L-shape lounge/diner comfortably houses a spacious dining table with fantastic room for sofa and chairs.

A fantastic addition to the property with Upvc double glazed patio doors to the left hand side elevation providing access to the enclosed rear garden, the remainder of the left, rear and right hand elevations are in the form of sealed glazed units with opening windows to the top. Tinted glazed roof. Wood effect laminate flooring. Radiator. Agents Note: The conservatory benefits from electric power points and lighting.



Outside



To the front of of the bungalow to the right hand side, there is a hard standing driveway which allows off road parking for numerous vehicles. The front garden is laid to lawn. Access to the rear garden of the bungalow is via a secure locked gate on the right hand side.

Garage

15'1" x 9'4" (4.60 x 2.87)
With metal up and over door.

Rear Garage Store

15'5" x 9'3" (4.72 x 2.84)
Attached to the rear of the garage there is a store. A useful addition to the rear of the garage with Upvc double glazed door to side elevation with upper inset glazed panel and further Upvc double glazed window to side elevation with additional Upvc double glazed window to the rear. This versatile space lends itself to a number of possibilities.

A hard standing walkway flows around the entire bungalow, with a wider patio area to the rear left hand side. The main garden is laid to lawn with a number of established planting beds, the rear garden is well stocked with an array of shrubbery. Greenhouse and additional area of lawn to the rear of the garage and store. The boundaries are clearly defined with updated wood fencing to the left and rear elevations and stone wall to the right hand side.

To the right hand side a plum slate chipped walkway provides access to the greenhouse.

Council Tax Band - C

Broadband and Mobile Coverage

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

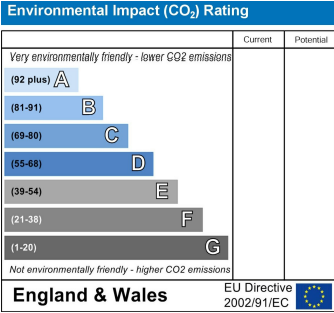
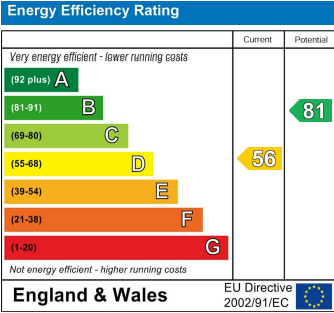
Services

None of the services, systems or appliances at the

property have been tested by the Agents.
Septic tank drainage

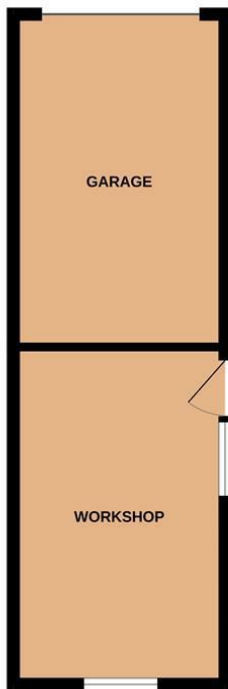
Viewings

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





GARAGE/WORKSHOP



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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