

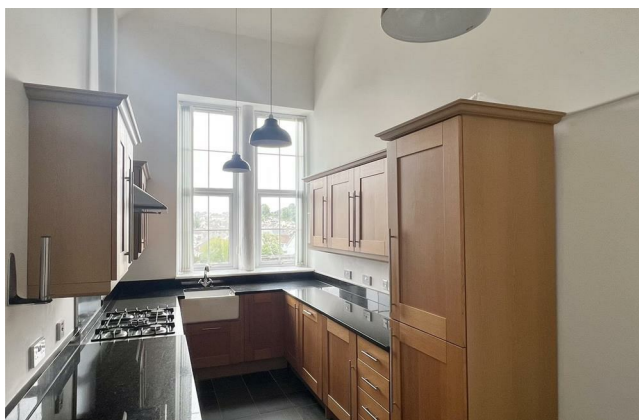


MAY WHETTER & GROSE

**11 DRINNAN COURT, ST. AUSTELL, PL25 4PT**  
**GUIDE PRICE £200,000**



SET BACK BEHIND ELECTRIC GATED ACCESS, OFFERED WITH NO ONWARD CHAIN IS THIS FIRST FLOOR TWO BEDROOM APARTMENT WHICH FORMS A PART OF ELEVEN WITHIN THE FORMER GRAMMAR SCHOOL. WELL PRESENTED THROUGHOUT WITH IN-BUILT APPLIANCES IN THE KITCHEN AND GRANITE STONE WORK SURFACES. EXPOSED WOOD FLOORING AND BEAMS. THE FEELING OF SPACE IS FURTHER ENHANCED BY THE LARGE DOUBLE GLAZED WINDOWS AND HIGH CEILINGS. THERE IS ALSO A COMMUNAL GARDEN AREA AND TWO ALLOCATED PARKING SPACES. A FANTASTIC TUCKED AWAY POSITION CONVENIENTLY PLACED WITH EASY ACCESS TO THE MAIN A390 AND A SHORT DISTANCE TO THE HISTORIC PORT AND COASTLINE OF CHARLESTOWN AND SOUTH WEST FOOTPATH. EPC - C \*SEE AGENTS NOTES \*



## Location

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

Head out onto the A390 onto Cromwell Road, past Asda. As you get to the traffic lights at the top, turn left onto Porthpean Road. Turn left onto Morven Road. Turn right at the mini roundabout and the electric gates will be in front of you. As you enter the gates the property is on your left hand side. The property is tucked around the back. There is a communal area with decking which enjoys a great deal of sun throughout the day, offering a great social space.

## Accommodation

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

## Kitchen

15'8" x 7'6" (4.80 x 2.30)



The front door opens through into the kitchen area with slate effect tiled floor covering with radiator. Part exposed beams within the high ceilings and two large double glazed windows both with pull back Vertical blinds and deep sills.

The kitchen itself comprise a range of wood fronted wall and base units complimented with granite stone work surfaces and splashback, incorporating fridge/freezer, washing machine, dish washer with housing for a five ring burner with stainless steel splash back and extractor above. There is also a deep Belfast sink. High level Combi boiler and electric fuse box.

## Main Living Area

16'9" x 15'11" (5.12 x 4.87)



Further exposed high beams with four large double glazed windows all with pull back Vertical blinds with deep display sills and radiators beneath. Wood flooring continues through and into the inner hallway where there are doors to both bedrooms, bathroom and one into a storage recess. Access through to the loft.



## Bathroom

10'6" x 3'10" (3.21 x 1.17)



Similar slate effect tile flooring covering with part white gloss tiled wall surround with decorative border comprising white suite of low level WC, hand wash basin and panelled bath with large double glazed window with pull back Vertical blinds and deep display sill and radiator to the side.

## Bedroom Two

10'5" x 7'10" - max (3.18 x 2.41 - max)

Three double wall mounted power sockets. Wall mounted radiator. Recessed spotlighting. Large Double Glazed Window with pull back Vertical blind and deep display sill.

## Principal Bedroom

15'11" x 11'1" (4.86 x 3.39 )



Offering a great deal of natural light from a dual aspect of five Double Glazed Windows all with pull back Vertical blinds and deep display sills, radiators beneath. Five double wall mounted sockets together with Telephone aerial point. Door into en-suite.

## En-Suite



Comprising low level WC, hand basin and wall in shower cubicle with integrated shower. Finished with fully white gloss tiled wall surround with decorative border. Chrome heated ladder towel rail. Recessed spotlighting and ceiling mounted extractor. Slate effect tiled floor covering.

## Outside

There is useful storage facility on the half landing, access down and onto the communal gardens. The allocated parking is for two located to the front by the electric gates. There are two pedestrian gated accesses, one leads out to Mount Charles and one back to the front, next to the electric gates.



## Council Tax Band - B

## 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@maywetter.co.uk](mailto:sales@maywetter.co.uk)

## Agents Notes



Leasehold  
900 Year Lease commenced 31 December 2002  
Pets Allowed  
Service Charge and Ground Rent £90 per month  
Two Allocated Parking Spaces  
Gas Central Heating  
Historic photos showing furnishing from owner



| 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 |                                                                                                           |           |
|                                             | 73                                                                                                        | 76        |
| England & Wales                             | EU Directive 2002/91/EC  |           |

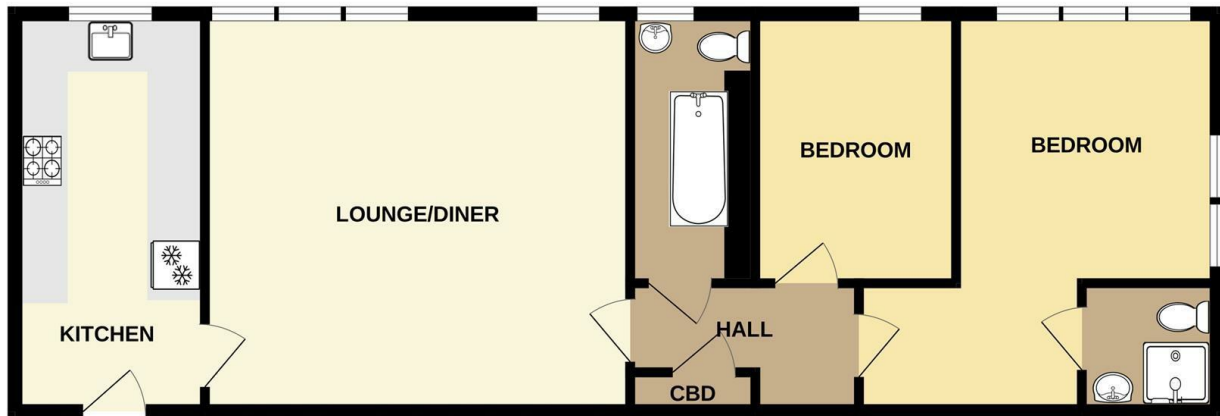
| Environmental Impact (CO <sub>2</sub> ) Rating      |                                                                                                           |           |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------|
|                                                     | Current                                                                                                   | Potential |
| Very environmentally friendly - lower CO2 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 CO2 emissions |                                                                                                           |           |
|                                                     |                                                                                                           |           |
| England & Wales                                     | EU Directive 2002/91/EC  |           |







## 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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