

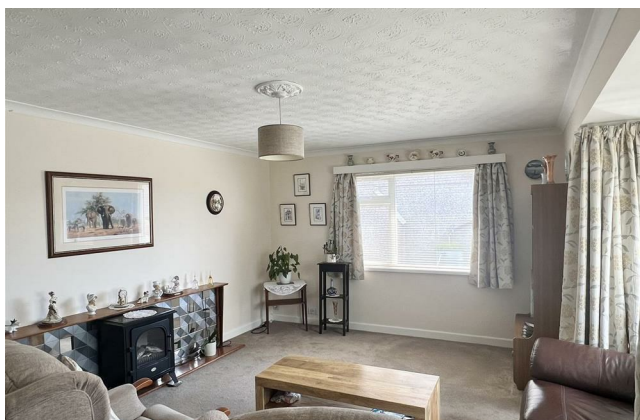


MAY WHETTER & GROSE

11 DANIELS LANE, HOLMBUSH, PL25 3HW
GUIDE PRICE £235,000



OFFERED WITH NO ONWARD CHAIN LOCATED IN A POPULAR RESIDENTIAL AREA WITHIN A SHORT DISTANCE TO THE SUPERMARKETS, HOLMBUSH COMPLEX OF SMALL BUSINESSES AND POST OFFICE. SET WITHIN WELL KEPT GARDENS TO THE FRONT AND REAR, WITH DRIVEWAY PARKING TO THE SIDE AND GARAGE. A DELIGHTFUL TWO DOUBLE BEDROOM FAMILY HOME, WELL PRESENTED THROUGHOUT AND OFFERS A LOUNGE/DINER, KITCHEN/BREAKFAST ROOM, BATHROOM, SIDE PORCH AND UTILITY. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE CONVENIENT POSITION AND INTERNAL SPACE. EPC - E *SEE AGENTS NOTES*



Location

Situated in convenient location for the Holmbush complex, providing a Tesco supermarket, bakery and takeaways. St Austell town centre is within 2 miles 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 head out onto the A390 towards Holmbush, at the traffic lights by Tesco turn left onto Daniels Lane. The Holmbush complex will be on the left hand side with the supermarket on your right. Carry straight on up the hill past Stennack Road on your right hand side and approximately 100 yards beyond will be the bungalow set back from the road. A board will be erected for convenience.

Accommodation

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



From the driveway steps and hand rail. A pathway leads to the front entrance with double glazed sliding doors into entrance porch. Finished with tiled flooring. Internal double glazed panel double doors opening into the hallway.

Hallway



A wide welcoming hallway with electric heater. Doors to all living accommodation. Access through to the loft. Door into large airing cupboard with slatted shelving.

Lounge

11'10" x 16'11" plus bay window recess (3.63 x 5.18 plus bay window recess)



Dual aspect with a great deal of natural light from two large double glazed windows, with double glazed window to the side and bay style window to the front. Wall mounted electric heater.



Utility Area

20'0" x 4'2" widening to 7'7" (6.11 x 1.28 widening to 2.32)



Accessed by a part glazed panel door into useful storage area also having an array of wall and base units with speckled roll top work surface and tiled splash back. This useful space widens to incorporate space and plumbing for white good appliances. Stainless steel sink and drainer with mixer tap with double glazed window above and door to the side giving access to the garden. There is also an additional double glazed window to the far rear.

Kitchen/Breakfast Room

11'9" x 10'3" (3.59 x 3.13)



Double glazed window with blind to the front with further single glazed window to the side into porch. The kitchen comprises a range of bevelled edge light wood fronted wall and base units with integrated appliances of fridge/freezer. Free standing space for cooker with hidden extractor over. All complimented by dark roll top polished work surface with pattern tiled splash back. Breakfast bar with electric heater beneath. Wood effect floor covering. Single glazed door into side opening with further matching flooring. Wood glazed door and panel opening through to the side entrance porch and seating area. Double glazed door and side panels to the front enjoying an outlook towards the garden.

Bedroom

11'10" x 10'10" - max (3.62 x 3.32 - max)



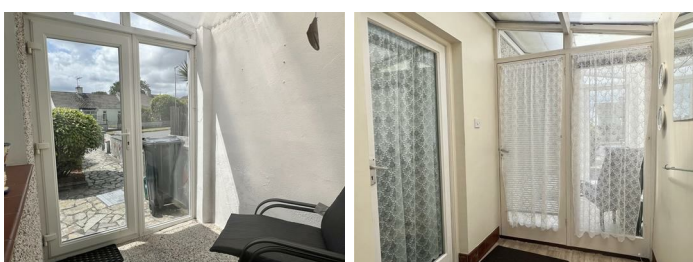
A good size double bedroom enjoying an outlook over the beautifully kept rear garden, from a double glazed window with fitted blind and electric heater beneath. Door opens into airing cupboard with the low level fuse box further door opens into additional airing cupboard with water tank.

Bathroom

8'7" x 6'10" - max (2.62 x 2.10 - max)



Fully tiled floor and surround. Low level WC, hand



basin and panelled bath. Door opening into shower cubicle. Obscure double glazed window to the rear and electric heater towel rail with pull cord heater above.

Bedroom

11'10" x 11'11" (3.61 x 3.64)



Also enjoying an outlook over the rear garden from the large double glazed window with blinds and electric heater below. Two further high level windows to the side, both with fitted blinds.



Outside



The property is set back on Daniels Lane behind a low stone wall with an expanse of open lawn with planted shrub borders. To the side driveway parking leads to the garage, further pedestrian pathway opposite.



The rear garden can be accessed via the utility area or by a high level latched gated from the driveway.

From here is a paved pathway which meanders around the garden with a central area of lawn with pebbled border. A good size raised decked area with further seating spots.

There is also a useful gardeners outside WC accessed via part wood glazed panel door and an outside tap.



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			
		44	85
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	

Garage

9'4" x 17'2" (2.87 x 5.25)



Wood glazed panel doors opens into garage with up and over door.

COUNCIL TAX: BAND C

Agents Note

Heating is Night Storage Heaters

EPC - E

Council Tax Band - C

Loft partially boarded. Light fitted

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



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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