



MAY WHETTER & GROSE

121 CENTURY CLOSE, ST. AUSTELL, PL25 3UZ
GUIDE PRICE £350,000



A DELIGHTFUL, DETACHED HOUSE WITHIN A POPULAR RESIDENTIAL AREA OFFERING DISTANT VIEWS TOWARDS ST AUSTELL BAY AND THE COASTLINE, WITH FOUR DOUBLE BEDROOMS WITH PRINCIPAL EN-SUITE. THE PROPERTY ALSO HAS OFF ROAD PARKING AND ENCLOSED REAR GARDEN WITH RAISED DECKED FROM THE CONSERVATORY. FURTHER BENEFITS INCLUDE LOUNGE AND SEPARATE DINING ROOM AND MODERN KITCHEN, WITH GARAGE STORE AND UTILITY.

THE HOUSE OCCUPIES A POPULAR RESIDENTIAL AREA WITH DISTANT SEA VIEWS TO THE REAR AND IS LOCATED ON A NO THROUGH ROAD. THE PROPERTY IS OFFERS HIVE HEATING CONTROLS, SOLAR PANELS, GAS CENTRAL HEATING. EPC - B *SEE AGENTS NOTES*



Location

Within short drive/walking distance of the property there is a Tesco Express, Post Office and convenience store. St Austell town centre is situated approximately 2 miles 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 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 town head up East Hill to the roundabout. Turn left onto Kings Avenue and along to the roundabout at the end, turning right to Polkyth. Head past the park on the left hand side and the library on the right and turn left at the roundabout onto Poltair Road. Head up the road to the roundabout at the top by Poltair School and bear right heading along Tregonissey Road. Head along the road past the college to the end where you will reach a set of four-way traffic lights. Head straight across, keeping the Post Office on your left hand side. Head along over the speed humps, past the old school building on the left. At the mini roundabout take the right hand turning onto Phernyssick Road and continue down the hill until the next mini roundabout. On your left hand side is the estate of Century Close. Proceed along the no through road where the property can be located on the right hand side, as identified by our For Sale board.

Accommodation



Upvc double glazed door with upper frosted patterned glass allows external access into:

Entrance Hall:

14'1" x 3'3" (4.30m x 1.01m)

With opening through to dining room and twin doors

allow access to lounge. Doors to kitchen, integral garage and WC. Radiator. Laminate flooring. BT telephone point. Textured ceiling.

WC:

5'0" x 3'2" (1.53m x 0.99m)

Upvc double glazed window to front elevation with patterned obscure glass. Matching two piece white WC suite comprising low level flush WC with dual flush technology and pedestal hand wash basin. Tiled walls to water sensitive areas. Radiator. Laminate flooring. Textured ceiling.

Integral Garage Store

18'10" x 8'3" (5.75m x 2.54m)

(maximum measurement between parting timber and plaster wall)

Up and over garage door to the front with wall and door way leading through into the garage utility to the rear, which can also be accessed from the hallway. The utility area has the gas central heating boiler, mains fuse box, plus space and plumbing for washing machine.

Kitchen:

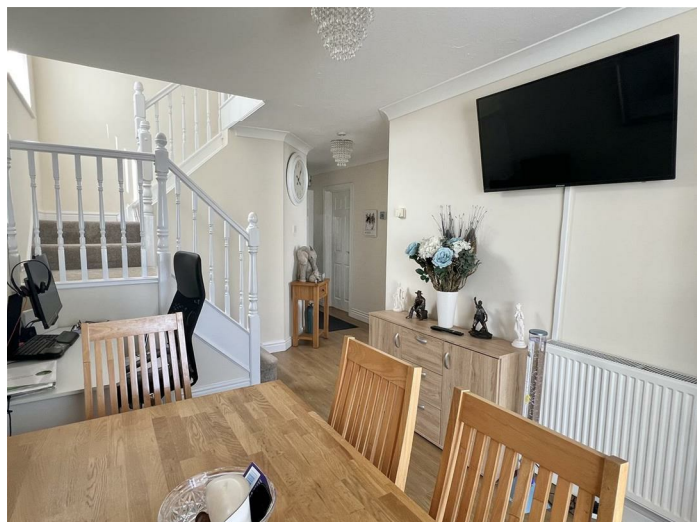
6'9" x 10'4" (2.08m x 3.15m)



A wonderful modernised kitchen area with upvc double glazed window to front. Updated kitchen finished in grey with matching wall and base kitchen units. Space for dishwasher. One and a half bowl sink with central mixer tap and matching draining board. Roll top work surfaces. Four ring gas hob with matching splash back, extractor hood over and electric oven below. Integral fridge freezer. The kitchen is fitted with soft close technology and intelligent storage. Tiled walls to water sensitive areas. Laminate flooring. Textured ceiling.

Dining Room:

14'3" x 8'3" (4.36m x 2.53m)



(maximum measurement)

Stairs to first floor. Radiator. Carpeted flooring. Textured ceiling. BT OpenReach telephone point. Wall mounted Hive heating controls. Twin doors allow access to lounge. Upvc patio doors allowing access to conservatory with sealed Upvc double glazed units to right and left hand side.

Conservatory:

8'2" x 8'5" (2.49m x 2.58m)



(maximum measurement)

Upvc double glazed windows to right, left and rear elevations. Upvc patio door to left hand side allowing access to rear garden. Polycarbonate roof. Light and power.

Lounge:

13'5" x 10'7" (4.10m x 3.25m)



(maximum measurement)

Double glazed window to rear enjoying views over the enclosed garden and surrounding area with distant sea views to the left hand side. Carpeted flooring. Radiator. Television aerial point. Feature gas fire set in marble backing with matching hearth and decorative wooden mantle.

First Floor Landing:

11'8" x 10'0" (3.57m x 3.06m)



(maximum measurement)

Double glazed window to side at mid point of turning stairs providing a good degree of natural light. Doors off to all bedrooms and family bathroom. Further door to inbuilt airing cupboard housing hot water tank with slatted storage. Carpeted flooring. Radiator. Loft access hatch.

Family Bathroom:

6'2" x 5'11" (1.90m x 1.81m)



Obscured double glazed window to side. White suite comprising low level flush WC, pedestal wash hand basin and panel bath with mixer tap. Tiled walls. Extractor fan. Radiator. Wall mounted electric light with plug in shaver point. Textured ceiling.

Bedroom Four:

12'0" x 9'2" (3.68m x 2.81m)



(maximum measurement irregular shape)
Double glazed window to front. Carpeted flooring.
Radiator.

**Bedroom Three:**

9'6" x 7'4" (2.90m x 2.25m)



Double glazed window to front. Radiator. Carpeted flooring.

Bedroom Two:

10'9" x 8'3" (3.28m x 2.54m)



Double glazed window to rear overlooking the enclosed garden with sea views over St Austell Bay in the distance. Radiator. Carpeted flooring.

Bedroom One:

10'9" x 10'9" (3.29m x 3.29m)



Double glazed window to rear overlooking the garden, surrounding area and distant sea views over St Austell Bay. Radiator. Carpeted flooring. Door into en-suite shower room.

En-Suite Shower Room:

7'4" x 5'1" (2.26m x 1.56m)



(maximum measurement)
Obscure double glazed window to side. White en-suite shower suite comprising low level flush WC, pedestal hand wash basin and fitted shower cubicle with wall mounted shower. Tiled walls. Water resistant flooring. Radiator. Extractor fan. Wall mounted electric light with plug in shaver point.

Outside:

To the front, a tarmac drive allows off road parking for two/three vehicles and provides access to the integral garage storage area. To the right hand side of the property a wooden gate allows access to the enclosed rear garden. The property benefits from grass to left and right hand side of the driveway with established evergreen planting and shrubbery. Outdoor tap.

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

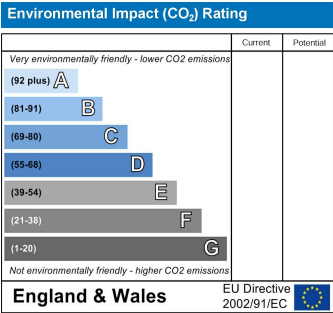
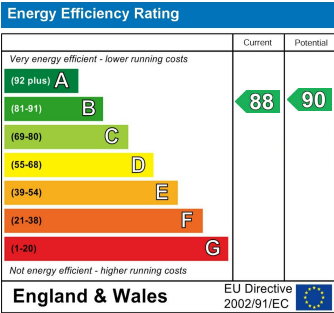
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes

The property has solar panels, these are on a lease with Homesun, Solarshare Lease. A copy of the lease is held in the office.

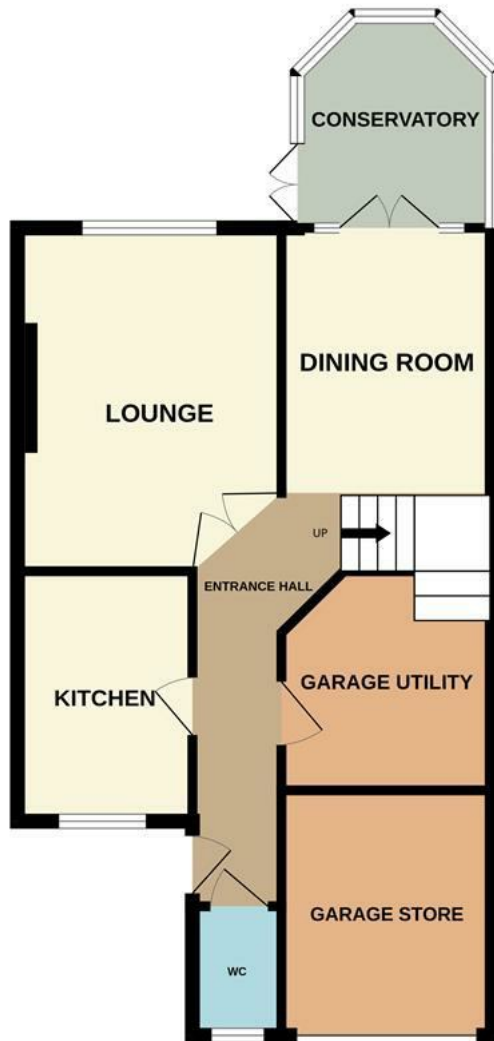
The panels were installed in 2011.

If lending is required please refer to your lender prior to viewing.





GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.

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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Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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