



MAY WHETTER & GROSE

17 LOVERING ROAD, ST. AUSTELL, PL25 3QH
GUIDE PRICE £400,000



A WELL POSITIONED EXTENDED DETACHED HOUSE WITH FOUR BEDROOMS, PRINCIPAL WITH EN-SUITE SHOWER ROOM. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD LOCATION AND OFFERS VERSATILE AND FLEXIBLE ACCOMMODATION. FURTHER BENEFITS INCLUDE GARAGE AND AMPLE OFF ROAD PARKING. THE PROPERTY IS IMMACULATLY PRESENTED WITH MAINS GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED FAMILY HOME. EPC - C
SEE AGENTS NOTES



Location

Within walking distance of the property is a Tesco Metro. St Austell town centre is situated approximately 1 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 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 Slades Road to the traffic light opposite the post office on the corner, take the right hand turning onto Carclaze Road. Follow the road along to the roundabout passing the old Carclaze School on your left hand side. at the mini roundabout head straight across and continue until you see Lovering Road signposted on your left. Take this turning and proceed into the no through road where the property is located on the right hand side of the road.

Accommodation

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

Upvc double glazed front door with inset obscure leaded detailing allows external access into the entrance hall.

Entrance Hall

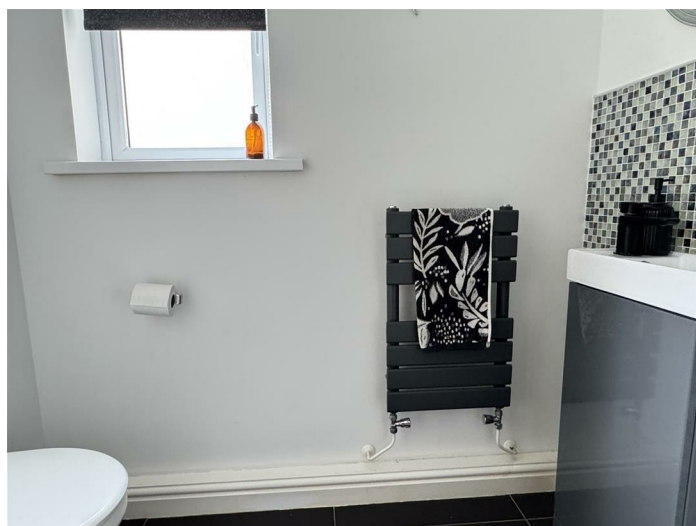
10'1" x 9'2" (3.09 x 2.81)



Doors to lounge, kitchen/breakfast room and WC. Engineered oak wood flooring. Carpeted stairs to first floor. Radiator. Textured ceiling.

W.C.

6'7" x 2'11" (2.01 x 0.91)



Upvc double glazed window to side elevation with obscure glazing. Low level flush WC with dual flush technology. Hand wash basin with central mixer tap set on vanity storage unit. Tiled walls to water sensitive areas. Tiled flooring. Heated towel rail. Textured ceiling.

Lounge

18'11" x 11'6" (5.79 x 3.53)



Upvc double glazed bay window to front elevation provides a great deal of natural light. Double doors provide access through to the dining room to the rear of the room. Carpeted flooring. Open fireplace currently housing an electric real flame effect fire. Agents Note: The fireplace could be opened should this be required, there is also a capped gas point to the left hand side. Decorative marble backing and matching hearth with mantle. Television aerial point. Telephone point. BT Opeanreach fibre to premises box. Two radiators.



Extended Dining Space

7'5" x 10'1" (2.28 x 3.09)



Dining Room

11'0" x 8'9" (3.36 x 2.69)



Upvc double glazed sealed unit to right elevation with obscure glazing. Door through to kitchen/breakfast room. Opening through to office space. Textured ceiling. Carpeted flooring. Radiator.

Upvc double glazed patio doors provide access to the low maintenance and enclosed rear garden with full length glazed panels to either side. Further ceiling mounted wood frame double glazed windows to both elevations. Modern vertical radiator. Tiled flooring. This space would serve a multitude of purposes and is extremely adaptable. We are advised by the current owner that the attached utility has the facilities to create an en-suite if this was required.

Utility

10'2" x 4'5" (3.10 x 1.36)



Upvc double glazed window to rear elevation overlooking the enclosed low maintenance rear garden. Matching wall and base kitchen units, roll top work surfaces, circular stainless steel sink with central mixer tap. Continuation of tiled flooring. Space for washing machine and tumble dryer. Heated towel rail.

Kitchen/Breakfast Room

12'2" x 12'0" (3.73 x 3.66)



Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Upvc double glazed door to side elevation with upper obscure glazing. Updated matching high gloss wall and base kitchen units, the kitchen benefits from handleless opening units and incorporates an in-built dishwasher. Slimline work surfaces, splashback, stainless steel one and half bowl sink with matching draining board and central mixer tap. Space for fridge/freezer. Space for dining table. Wood flooring. Four ring mains gas hob with fitted extractor hood above, fitted double oven. Radiator. Textured ceiling. Door provides access to additional storage.



Landing

13'1" x 8'5" - max (4.01 x 2.59 - max)



Upvc double glazed window to side elevation at half point of landing. Carpeted flooring. Doors to bedrooms one, two, three, four and family bathroom. Additional door opens to provide access to the airing cupboard housing the unvented indirect cylinder water tank. Loft access hatch. Textured ceiling. Radiator.

Bedroom Four

9'4" x 6'9" (2.85 x 2.06)



Currently utilised as an office with Upvc double glazed window to front elevation. Carpeted flooring. Textured ceiling. Radiator.

Bedroom One

11'6" x 11'7" - max (3.52 x 3.55 - max)



Upvc double glazed window to front elevation. Radiator. Carpeted flooring. Textured ceiling. Television aerial point. Telephone point. Upon entering to the left hand side of the room four full length doors open to provide access to in-built storage. Door to en-suite.

En-Suite

7'8" x 2'9" (2.36 x 0.85)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece 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 folding glass shower screen and wall mounted shower. Tiled walls. Tiled flooring. Upvc clad water resistant ceiling. Fitted extractor fan. Heated towel rail.

Family Bathroom

7'10" x 6'5" - max (2.39 x 1.98 - max)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC, ceramic hand wash basin with central mixer tap set on vanity storage unit. Tile enclosed bath with wall mounted shower over and glass shower screen. Part tiled walls. Tiled flooring. Heated towel rail. Fitted extractor fan. Textured ceiling. Electric plug in shaver point.

Bedroom Two

11'1" x 6'10" (3.40 x 2.09)



Upvc double glazed window to rear elevation offering an outlook over the surrounding area. Carpeted flooring. Radiator. Textured ceiling.

Bedroom Three

9'3" x 9'9" (2.84 x 2.99)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator. Textured ceiling.

Outside

Conveniently tucked away off a no through road. To the front a brick drive provides off road parking for two vehicles. To the left hand side of the property there is a Coach House, number 17 owns the right hand side garage, the nearest garage door to the property.

Garage

18'3" x 8'4" (5.58 x 2.55)



With metal up and over garage door. Space in front of the garage for additional off road parking.

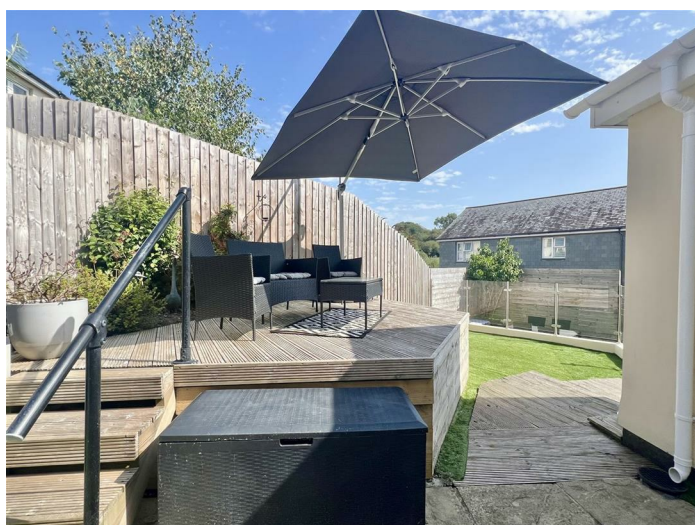


To the rear of the brick drive is an elevated slate fronted planting bed complete with outdoor external power point. A step up then leads to provide access to the sheltered front door.

The rear garden is either accessed via the kitchen/breakfast room, office area or the external gate to the left hand side of the property. The low maintenance rear garden is initially laid to a paved patio allowing access to an elevated area of decking. Steps flow down to a lower level area of astro turf and further steps lead down to a sunken seating area.

The boundaries are clearly defined with wood fencing to right, left and rear elevations. To the rear the property benefits from outdoor tap and external power points.

The rear garden captures a great deal of sun and has distant sea views from the elevated deck.





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 Garage is Leasehold

There is a management property for the development - First Port

Restrictive Covenant - no caravans allowed on drive.

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		73	83
		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

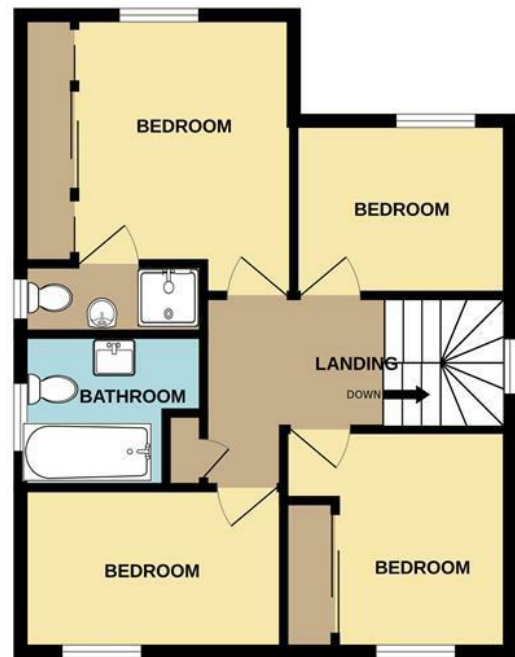
None of the services, systems or appliances at the property have been tested by the Agents.



GROUND FLOOR



1ST 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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