



**MAY WHETTER & GROSE**

**21 THORNPARK ROAD, ST. AUSTELL, PL25 4DP**  
**GUIDE PRICE £60,000**



A CHAIN FREE GROUND FLOOR FLAT WITH ONE DOUBLE BEDROOM AND IN NEED OF RENOVATION. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED PROPERTY WITHIN CLOSE REACH OF LOCAL AMENITIES. EPC - E  
\*SEE AGENTS NOTES\*



## Location

St Austell town centre is situated within a short distance and offers 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 Centre proceed up East Hill turning left at the roundabout onto Kings Avenue. Take the second exit onto Carlyon Road and at the next roundabout take the first exit onto Poltair Road. At the next roundabout take the second exit onto Tregonissey Road and just after Sycamore Avenue on the left turn right into Thornpark Road. Upon entering the road, the property is located on the left hand side of the road, one of the first properties as you enter.

## Accommodation

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

Upvc double glazed door with upper obscure glazing allows external access into entrance hall.

## Entrance Hall

16'7" x 5'0" - max (5.07 x 1.53 - max)



Door to store. Doors to bathroom, lounge and bedroom. Additional door opens to provide access to a useful in-built storage cupboard. Door to the opposite side opening to provide access to another fitted storage cupboard. Tiled flooring. Textured ceiling.

## Store

5'7" x 5'6" - max (1.71 x 1.68 - max)



This area benefits from the addition of light and high level mains enclosed fuse box with inset shelving.

## Bathroom

6'10" x 4'9" (2.09 x 1.47)



Upvc double glazed window to the front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC, hand wash basin and panel enclosed bath with wall mounted electric shower over. Tiled walls to water sensitive areas. Non slip vinyl flooring. Textured ceiling. Fitted extractor fan.



## Bedroom

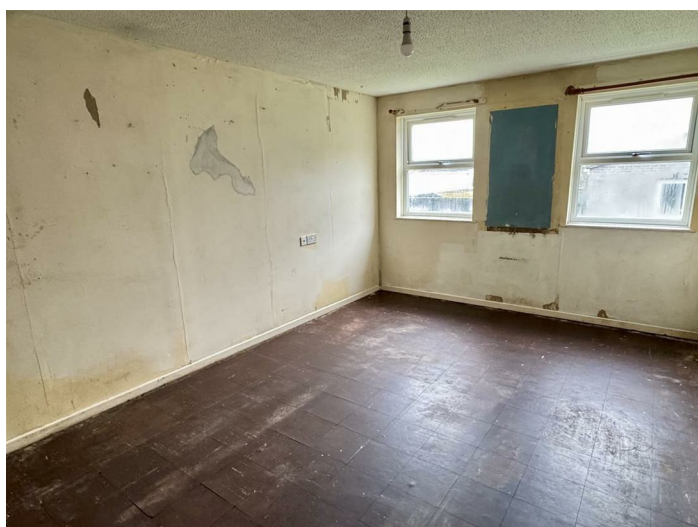
13'10" x 8'8" - max (4.23 x 2.66 - max)



Upvc double glazed window to rear elevation. Tiled flooring. Textured ceiling. Some power points benefit from USB charging points.

## Lounge

15'7" x 10'6" (4.75 x 3.22)



Two Upvc double glazed windows to rear elevation. Door through to kitchen. Door opens to provide access to useful in-built cupboard, housing the hot water tank. To the left hand side of this door is the electric warm air boiler. Textured ceiling. Television aerial point. Wall mounted thermostat. Tiled flooring. BT Openreach telephone point.



## Kitchen

9'5" x 7'5" - max (2.89 x 2.28 - max)



Upvc double glazed window to front elevation. Matching wall and base kitchen units that would benefit from updating. Roll top work surfaces, stainless steel sink with matching draining board, space for additional kitchen appliances. Part tiled walls. Textured ceiling. Tile effect vinyl flooring.

## Council Tax Band - A

## 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.

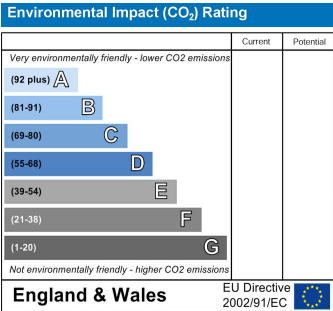
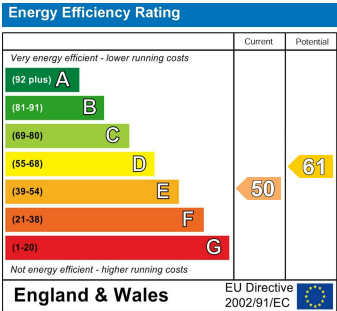
## Viewings

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](mailto:sales@maywhetter.co.uk)

Agents Notes

Leasehold Property.  
New 990 year lease upon completion.  
Annual Service Charge £382.08 per annum, subject to annual review.  
No allocated off street parking.  
Please ask for a copy of the Ocean Housing Preliminary Information sheet.











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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