



**MAY WHETTER & GROSE**

**5 NORTH TERRACE, NORTH ROAD, WHITEMOOR, PL26 7XL**  
**GUIDE PRICE £160,000**



A WELL POSITIONED CHAIN FREE MID TERRACE HOUSE WITH TWO DOUBLE BEDROOMS, TOGETHER WITH USEFUL ATTIC ROOM. FURTHER BENEFITS INCLUDE GARAGE AND OUTBUILDINGS. ELECTRIC HEATING THROUGHOUT AND UPVC DOUBLE GLAZING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS CHARACTER TERRACE HOME WITH DELIGHTFUL OPEN PLAN LOUNGE/DINER AND FAR REACHING VIEWS TO THE REAR. WITHIN CLOSE PROXIMITY OF THE A30 AND LOCAL AMENITIES. EPC - F

**\*SEE AGENTS NOTES\***



### Location

Whitemoor is conveniently between the villages of St Dennis and Roche. Both provide a good range of day to day shopping, social and educational facilities. The larger town of St Austell, main town of the area, is a drive of approximately five miles from the village and provides a comprehensive range of shopping, educational and social facilities together with mainline railway station, bus station, sports leisure centre, beaches, coastal walks and golf clubs. The A30, the main road that runs through Cornwall, providing easy access around and out of the county can also be found approximately three miles from the village. The property is located approximately  $\frac{3}{4}$  of the way along Crown Road close to the village outskirts.

### Directions

From St Austell head up through Trethowel to the Stenalees roundabout, heading left towards Roche on the new road. Follow the new road (A391). At the first roundabout take the left turning and then the next right hand turn. Follow the road to the T-junction with W A Allens tyre garage in front of you. Turn left and head up into the village of Whitemoor, along Cleers Hill which becomes North Road. The property will be found on the right hand side of the road. A For Sale board is erected for ease of identification purposes.

### 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 porch.

### Entrance Porch

6'2" x 3'2" (1.90 x 0.98)

Door through to inner hall with multi panel obscure glazing. Tiled flooring. High level mains enclosed fuse box. Textured ceiling. Single glazed obscure glass provides natural light from lounge area.

### Inner Hall

16'3" x 3'2" - max (4.96 x 0.97 - max)



Updated carpeted flooring. Carpeted stairs to first floor. Door through to lounge. Wall mounted electric heater. Textured ceiling. Single glazed obscure glass to the left hand side provides natural light through to dining area. Textured wall.

### Lounge Area

12'2" x 9'0" (3.72 x 2.76)



Upvc double glazed window to front elevation with deep sill, utilised as a window seat. Wood effect laminate flooring. Opening through to dining area. Wall mounted electric heater. Single glazed glass provides borrowed light through from entrance porch. Feature exposed stone wall. Textured ceiling.

## Dining Area

16'1" x 11'4" - max (4.92 x 3.47 - max)



Door through to kitchen with multi panel obscure glazing. Continuation of wood effect laminate flooring. Focal multi fuel fire set within decorative chimney recess with exposed stone wall and bespoke wood storage to either side. Open under stairs storage recess. Louvre door opens through to provide access to useful in-built storage cupboard. Textured ceiling. Wood frame serving hatch with obscure glazing through to kitchen.

## Kitchen

16'7" x 9'0" - max (5.06 x 2.75 - max)



Wood frame door to rear elevation with upper double glazed inset panel. Upvc double glazed windows to rear elevation. Matching wall and base kitchen units, roll top work surfaces, stainless steel sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Fitted electric oven with four ring hob above and fitted extractor hood over. Wall mounted electric heater. Part tiled walls. Wood effect laminate flooring. Textured ceiling.



## Landing

21'9" x 5'3" - max (6.64 x 1.61 - max)



Upvc double glazed window to front elevation providing natural light. Updated carpeted flooring. Doors to bedrooms one, two and family bathroom. Additional door opens to provide access to stair well which provides access to the attic room. Door opens to provide access to storage cupboard. Textured ceiling.

### **Bathroom**

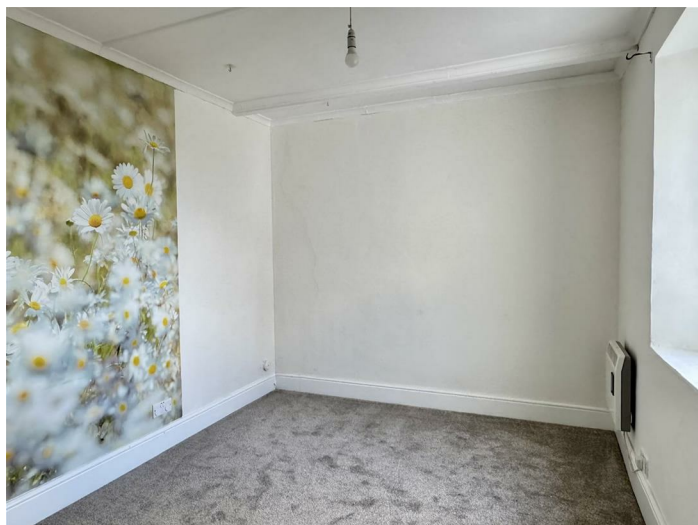
9'0" x 8'2" - max (2.76 x 2.50 - max)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC, ceramic hand wash basin and wood panel enclosed bath with folding shower screen and wall mounted electric shower over. Part tiled walls. Part wood clad walls. Exposed wood flooring. Doors opens into the airing cupboard housing the hot water tank.

### **Bedroom Two**

10'11" x 8'9" (3.35 x 2.68)



Upvc double glazed window to rear elevation. Carpeted flooring. Wall mounted electric heater.

### **Bedroom One**

12'5" x 10'4" (3.79 x 3.17)



Upvc double glazed window to front elevation. Carpeted flooring. Wall mounted electric heater.

### **Attic Room**

15'11" x 15'10" (4.86 x 4.85)



Wood frame double glazed Velux window to rear elevation with delightful elevated views over the surrounding area. Carpeted flooring. BT Openreach telephone point. To the rear facing side of this room three sets of doors open to provide eaves storage access.

## Outside



To the front the property offers an enclosed low maintenance front garden, enclosed with rendered wall to left, right and front elevations. The front garden is laid to patio with elevated planting beds, well stocked with a number of plants and shrubs.

Standing, facing the property to the right hand side, an opening provides access to the rear which in turn leads to the garage.



Located to the rear of the property, off the kitchen is an area of decking which leads onto an enclosed area of lawn. To the right hand side of the rear garden is a useful block built outbuilding. There is a chipped walkway to the right hand side which flows down to the rear of the property, turn right the third door on the left hand side (coloured blue) and clearly numbered 5 is an external store beyond this to the left hand side is the garage.

As previously mentioned access can be made via a track from the main through road.



## Garage



## 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

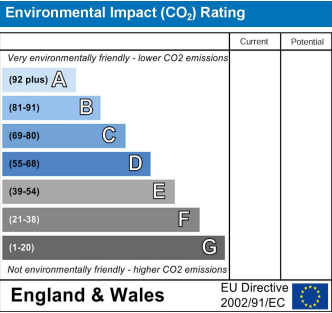
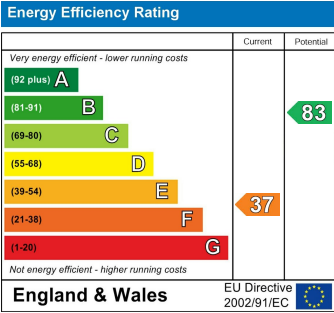
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)

### Agents Notes

We are advised that the attic room does not have building regulations and cannot be classed as a third bedroom.

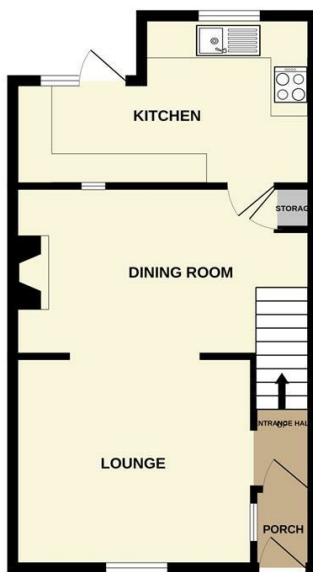
Please note the low EPC rating, as per the EPC you may not be able to let. Please speak to our Lettings Team on 01726 222967 for further information.







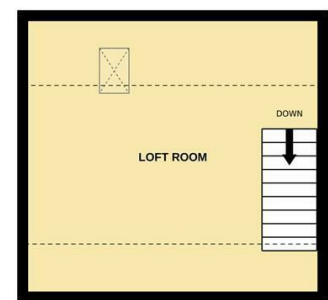
GROUND FLOOR



1ST FLOOR



2ND 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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