



MAY WHETTER & GROSE

40 LANDREATH PLACE, ST BLAZEY, PL24 2JY
GUIDE PRICE £160,000



A WELL SITUATED CHAIN FREE SEMI DETACHED HOUSE WITH TWO BEDROOMS. THE PROPERTY OCCUPIES A LARGE PLOT WITH SPACIOUS AND ENCLOSED REAR GARDEN AND OCCUPIES A NO THROUGH ROAD SETTING. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED HOME WITHIN CLOSE REACH OF LOCAL AMENITIES. EPC - C

SEE AGENTS NOTES



Location

St Blazey is, a short distance from Par which is an extremely popular village with an excellent range of local amenities including library, chemist, post office, general stores, public houses and mainline railway station. There are 2 Primary schools within easy reach and a large sandy beach. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. St Austell town centre is approximately 4 miles away and offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets.

Directions

From St Austell head out on to the A390, down through St Blazey Gate heading down Rose Hill. Towards the bottom turn right onto Landreath Place, follow the road along for approximately 200 yards.

Accommodation

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

Upvc double glazed door with inset obscure panels allows external access into entrance hall.

Entrance Hall

13'5" x 3'1" - max including stairs (4.11 x 0.95 - max including stairs)

Carpeted flooring. Door through to lounge. Carpeted stairs to first floor.

Lounge

12'7" x 10'9" - max (3.85 x 3.30 - max)



Upvc double glazed window to front elevation with delightful countryside views in the distance. Door through to kitchen. Carpeted flooring. Textured ceiling. Radiator. Telephone point. Television aerial point. Picture rail.



Kitchen

15'9" x 7'7" - max (4.82 x 2.32 - max)



Two Upvc double glazed windows to rear elevation. Further Upvc double glazed door to rear access with upper obscure glazing. Matching wall and base kitchen units. Roll top work surfaces. Stainless steel sink with matching draining board. Space for additional kitchen appliances. Part tiled walls. Tile effect vinyl flooring. Textured ceiling. Radiator. Fitted extractor fan. Door opens to provide access to under stairs cupboard. An additional door opens to provide access to the boiler cupboard housing the Baxi mains gas fired central heating boiler.



Rear Access

2'9" x 3'4" (0.86 x 1.04)



Upvc double glazed door allowing external access to the enclosed and spacious rear garden with upper obscure glazing and further high level matching sealed glazed unit above. Door through to WC. Tile effect vinyl flooring.

W.C.

6'5" x 2'7" (1.96 x 0.80)

Upvc double glazed window to rear elevation with obscure glazing. Original low level flush WC with fitted shelf above. Continuation of tile effect vinyl flooring.

Landing

7'3" x 5'7" - max (2.21 x 1.72 - max)

Upvc double glazed window to side elevation. Carpeted flooring. Doors to bedrooms one, two and wet room. Radiator. Loft access hatch.

Bedroom One

12'7" x 9'6" - max (3.85 x 2.91 - max)



Upvc double glazed window to front elevation with delightful elevated views over the surrounding countryside in the distance. Carpeted flooring. Picture rail. Door provides access into in-built cupboard, with power set within. Radiator.

Bedroom Two

9'1" x 9'7" - max (2.77 x 2.93 - max)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator. Textured ceiling. Picture rail. Fitted two door wardrobe.

Wet Room

5'8" x 5'9" - max (1.75 x 1.76 - max)



Upvc double glazed window to side elevation with obscure glazing. Low level flush WC with dual flush technology, pedestal ceramic hand wash basin. Wall mounted MIRA shower. Non slip flooring. Tiled walls to water sensitive areas. Radiator. Fitted extractor fan. Wall mounted electric heater. Textured ceiling.

Outside



Conveniently located at the very end of a no through road. To the front the property offers a low maintenance garden laid to pebbles with hard standing walkway providing access to the front door.

The boundaries are clearly defined with wood fencing to right and front elevations. To the right hand side of the property the hard standing walkway flows across the right hand side of the house. This is where the mains gas meter is located. This hard standing walkway flows across the rear of the property providing access into the rear access door.

Steps lead up to the spacious rear garden, mainly laid to lawn with a storage shed directly opposite the rear access.



Agents Notes

We understand that parking is on street on a first come first served basis.

Annual Service Charge £79.20

Please ask for a copy of the Ocean Housing Preliminary Information sheet.

Council Tax Band - A

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

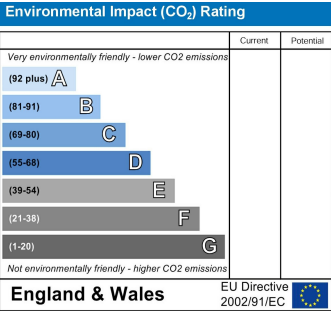
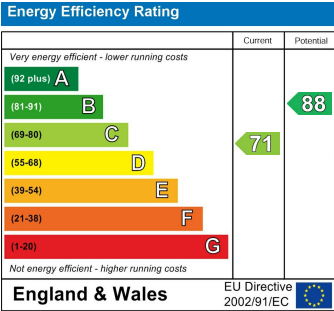
Services

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

Viewings

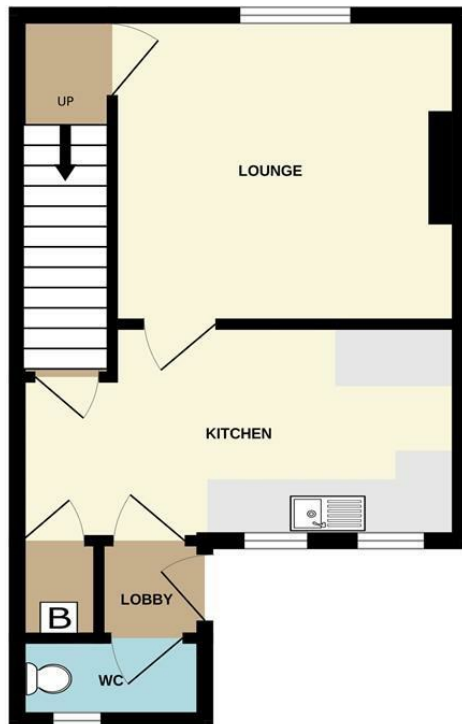
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: sales@maywhetter.co.uk





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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