



MAY WHETTER & GROSE

16 COLENZO PLACE, ST. AUSTELL, PL25 4SP
GUIDE PRICE £125,000



A WELL POSITIONED CHAIN FREE END OF TERRACE HOUSE WITH TWO BEDROOMS, GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. THE PROPERTY BENEFITS FROM FIBRE LINK TO THE PREMISES OFFERING SUPER FAST BROADBAND SPEEDS. LOCATED WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE. THE PROPERTY WOULD BENEFIT FROM UPDATING THROUGHOUT AND WILL MAKE A LOVELY HOME.

EPC - C

SEE AGENTS NOTES



Location

St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket. There is a mainline railway station and leisure centre together with primary and secondary schools. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 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 the A390 head along from the town centre towards Asda supermarket, at the traffic lights turn left onto Sawles Road. Head up, at the left hand bend bear right into the cul-de-sac and the property will appear 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 door with twin obscure inserts allow external access into entrance hall.

Entrance Hall

14'4" x 2'9" - max inc stairs (4.39 x 0.85 - max inc stairs)

Tile effect vinyl flooring. Textured walls and textured ceiling. Door through to lounge.

Lounge

12'10" x 13'10" - max (3.92 x 4.22 - max)



Two Upvc double glazed windows to front elevation with countryside views in the distance. Wood effect laminate flooring. Radiator. Opening through to kitchen. Door to under stairs storage cupboard. Picture rail.

Kitchen

16'0" x 7'9" (4.90 x 2.37)



Upvc double glazed door to rear elevation with upper obscure glazing. Two further Upvc double glazed windows to rear elevation. Matching wall and base kitchen units that will need updating. Roll top work surfaces, stainless steel sink with matching draining board. Part tiled walls. Space for additional kitchen appliances. Fitted extractor fan. Textured ceiling. Wall mounted mains gas fired central heating boiler. High level mains enclosed fuse box. BT Openreach fibre link to premises. Radiator.

Landing

7'0" x 2'9" (2.14 x 0.85)

Doors to bedrooms one, two and bathroom. Radiator. Exposed floorboards. Textured walls. PIV system.

Bedroom One

13'0" x 9'11" - max (3.98 x 3.03 - max)



Two Upvc double glazed windows to front elevation with delightful elevated views over countryside in the distance. Twin louvre doors open to provide access to in-built storage. Exposed floorboards. Textured ceiling. Radiator.

Bedroom Two

11'10" x 8'7" - max (3.61 x 2.64 - max)



Upvc double glazed window to rear elevation. Exposed wood floorboards. Radiator.

Bathroom

8'6" x 7'0" (2.61 x 2.15)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC, pedestal hand wash basin and panel enclosed bath. Tile effect vinyl flooring. Part tiled walls. Wall mounted extractor fan. Radiator. Loft access hatch.

Outside



To the front there is a low maintenance garden with hard standing walkway providing access to the front door. The boundaries are clearly defined with walls to front and wood fencing to the left hand side. The garden flows around the left hand side of the property with a further expanse of lawn which is well stocked with a number of evergreen plants and shrubs. The hardstanding walk way flows around the rear of the property providing access to two external stores and the rear door into the kitchen. Beyond this is a walkway for the row. The additional triangle of garden is located beyond this area to the rear of the property.



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.

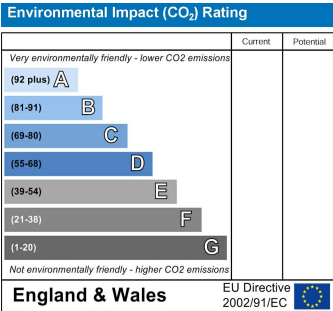
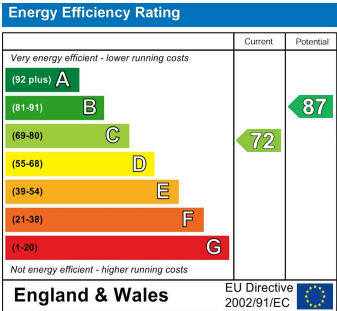
Viewings

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

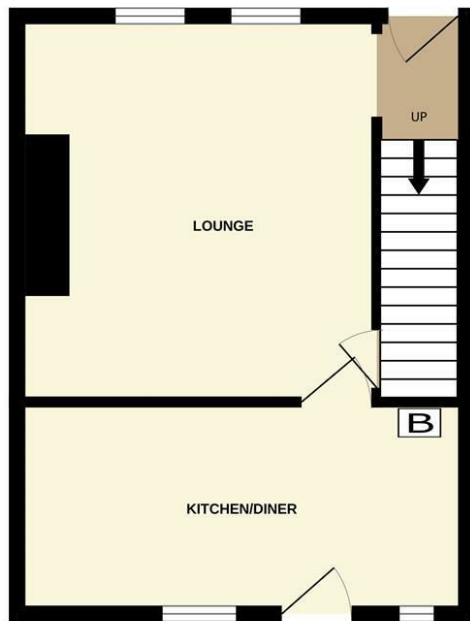
Agents Notes

Annual Service Charge of £88.80, subject to annual review.
Please ask for a copy of the Ocean Housing Preliminary Information sheet.
No allocated parking.

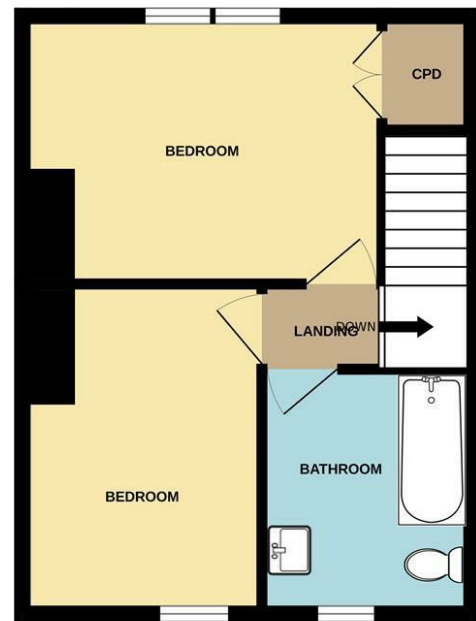




GROUND FLOOR



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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