



MAY WHETTER & GROSE

**27A SOUTH STREET, ST. AUSTELL, PL25 5BJ**  
**GUIDE PRICE £395,000**



A WELL SITUATED CHAIN FREE DETACHED HOUSE WITH TWO GROUND FLOOR DOUBLE BEDROOMS PLUS LOFT ROOMS. FURTHER BENEFITS INCLUDE GARAGE AND AMPLE OFF ROAD PARKING. THE PROPERTY OCCUPIES A GENEROUS PLOT WITH SWIMMING POOL, LOCATED IN A CONVENIENT LOCATION WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE. THE HAS HAS MAJORITY DOUBLE GLAZING AND OIL FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE DELIGHTFUL ELEVATED VIEWS. THE PROPERTY WOULD BENEFIT FROM COSMETIC REFRESHMENT AND WILL MAKE A FINE AND VERSATILE FAMILY HOME. EPC - E



## Location

St Austell town centre is situated within easy reach 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

Within walking from St Austell town centre. head onto South Street you need to come into the town from East Hill, continue down this hill past the job centre on your left and turn left (with Alexandra Foot Clinic at the bottom of the access road on your right hand side). Proceed to the top of the no through road. There is ample parking at the property.

## Accommodation

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

Hardwood door with upper and lower single glazed inserts allows external access into kitchen.

## Kitchen

17'4" x 8'10" (5.30 x 2.70)



Upvc double glazed window to front elevation. Large opening through to dining room. Matching wall and base wood kitchen units, square edged work surfaces, stainless steel one and half bowl sink with central mixer tap and matching draining board. Tiled walls. Four ring buttonless Beko hob with built in deep fat fryer and large extractor fan over. Fitted electric oven. Space for additional kitchen appliances. The hot water tank is located within one of the kitchen units opposite the door as you enter. Textured ceiling. Feature lighting.

## Dining Room

14'9" x 14'11" (4.51 x 4.56)



Beautifully flowing off the kitchen with wood frame single glazed door to rear elevation with matching wood frame single glazed window to side. Further door opens to provide access to the rear porch, both of these rear facing doors provide access to the elevated balcony located to the rear of the property. Carpeted stairs to loft rooms. Exposed wood flooring. Radiator. Textured ceiling. Door provides access to under stairs storage void. Door to rear hall. Large opening through to lounge.



## Lounge

23'9" x 18'9" (7.24 x 5.73)



A lovely twin aspect room with wood frame single glazed sliding door providing access to the enclosed side garden with the remainder of the rear elevation in the form of wood frame single glazing. Further wood frame single glazed window to rear elevation both combine to provide a great deal of natural light. Continuation of exposed wood flooring. Textured ceiling. Two radiators. BT Openreach telephone point. Television aerial point. Focal open fireplace set within decorative marble backing, hearth and mantle with further tiled hearth protruding. Textured ceiling. These three rooms beautifully flow off of each other making a fabulous entertaining space.



## Rear Porch

6'5" x 4'0" (1.97 x 1.23)

Further wood frame single glazed door to rear elevation with matching full length sealed window to side. Tiled flooring. Stippled glazing to right hand side allows borrowed light into dining room.

## Hall

6'11" x 6'5" - maximum (2.12 x 1.97 - maximum)

Doors of to bedrooms one, two and family bathroom.

Carpeted stairs to loft room. Louvre doors open to provide access to under stairs storage void. Wood effect laminate flooring. Feature cubed lighting. Textured walls. Textured ceiling.

## Family Bathroom

8'9" x 8'9" (2.68 x 2.69)



Upvc double glazed window to front elevation with obscure glazing. Matching four piece white bathroom suite comprising low level flush WC with dual flush technology, circular hand wash basin set in vanity storage unit with central mixer tap. Panel enclosed bath with central mixer tap. Separate shower enclosure with glass shower door and wall mounted mains shower with overhead nozzle and detachable body nozzles. Tile effect vinyl flooring. Part tiled walls. Fitted extractor fan. Heated towel rail.

## Bedroom One

17'8" x 10'9" - maximum (5.39 x 3.28 - maximum)



Upvc double glazed window to rear elevation, further sealed glazed units to right and left hand sides. Continuation of wood effect laminate flooring. Large in-built wardrobe to the left hand side of the room. Three louvre doors to the right hand side of the room provide access to additional in-built storage options providing storage options with high level storage above. Radiator.

## Bedroom Two

11'11" x 11'8" - maximum (3.65 x 3.56 - maximum)



Upvc double glazed window to side elevation with sealed glazed units to right and left hand sides offering a lovely outlook over the access drive, covered car port and swimming pool with St Austell Town in the distance beyond. Additional wood frame single glazed window to side elevation. Twin louvre doors open to provide access to useful in-built storage with further high level storage above. Radiator.

## Loft Landing

11'4" x 10'9" (3.47 x 3.30 )

Wood frame single glazed ceiling window to front elevation with secondary glazing providing natural light. Door through to left hand attic room, additional door through to right hand attic room. Carpeted flooring. This area benefits from the addition of light and power and is currently used as an additional bedroom.

## Loft Room One

17'2" x 11'3" (5.25 x 3.44)



Two wood frame single glazed ceiling mounted windows to front, both have secondary glazing.

Carpeted flooring. Stairs back down through to hallway. Textured walls. Textured ceiling. This room is also currently used as an additional bedroom.

## Loft Room Two

24'8" x 11'7" (7.52 x 3.54)



On the opposite side of the property and to the right when entering the loft landing is this second loft room. This is an unconverted loft room with the addition of light and power. The cold water tank is located to the left hand side. This area is deemed ideal for conversion pending the relevant regulations and permissions.

## Outside





There is a covered area providing an additional car port with steps leading up to provide access to an elevated balcony.



The first door on the left hand side provides access to an extremely useful WC with low level flush WC and corner hand wash basin. The second door on the left hand side provides access to the boiler cupboard and houses the oil fired central heating boiler with metal oil tank located to the rear.

#### **Garage**

10'7" x 22'1" (3.24 x 6.74)

Metal up and over garage door providing vehicular access. High level obscure single glazing to right hand side and wood door to the left provides additional external access. The garage benefits from light.

Located at the very end of a no through road, a single gate on the right hand side opens to provide access to the ample off road parking. To the front of the property is a large hard standing area capable of housing numerous cars. To the right hand side upon entering is a car port, slate steps lead up to provide access to the front door.

Approaching the top of the drive to the right hand side is the swimming pool, which is surrounded by paving with steps leading down to provide access. To the rear of the swimming pool is the pool house which is a block built shed which houses the pump and controls for the swimming pool. The garden flows around the side of the swimming pool leading up to an area of lawn located behind the property.



From the second car port, steps lead up to provide access to a further elevated area of lawn and also provides access to the elevated rear balcony enjoying stunning far reaching views over the surrounding area. This area is well enclosed with wood fencing to the rear and picket fencing to the rear boundary. Steps lead down to provide access to the lower section of garden.

To the rear a wooden gate opens to provide access to the garden located to the side of the property. As previously mention steps lead up to provide access to the main front door with a curved brick walkway providing access.

To the left hand side is lawn with fencing to the rear, a wooden gate then opens to provide access to the side garden, beautifully flowing off the spacious lounge. A paved patio flows off the rear of the property complete with wooden summerhouse.

A tiered planting bed provides segregations for the upper area of lawn, again this area is well enclosed with wood fencing to rear and right elevations. To the left hand side of the side garden is a further established garden space enclosed with a stone wall to the left hand side showing clear definition of the boundary.

There are the remains of a stone outbuilding which could be rebuilt.

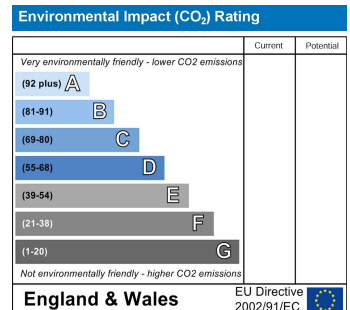
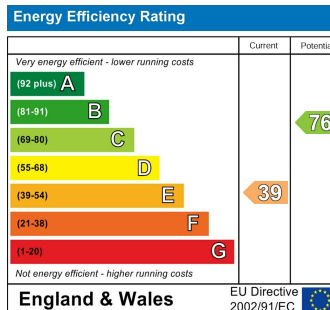
There is also an outdoor tap to the side of the property.



**Council Tax Band - E**

**Agents Notes**

We are advised that the drive providing access to the property does not belong to the property but there is rights both pedestrian and vehicular access over. We are also advised that number 27B has access to their own plot which flows up the rear of this property. We are advised that we have pedestrian access over said access. We are also advised that the loft has not got building regulations or permission, an Indemnity Policy will be supplied for the next owner by the current vendors.







**Floorplan  
coming soon**

**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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