



MAY WHETTER & GROSE

**3 LAURA DRIVE, ST. AUSTELL, PL25 3EQ
OFFERS IN EXCESS OF £200,000**



OFFERED WITH NO ONWARD CHAIN LOCATED IN A POPULAR RESIDENTIAL AREA A SHORT DISTANCE FROM THE CLAY TRAILS, ST AUSTELL BAY AND ACCESS ONTO THE A390. ENJOYING SOME VIEWS OF ST AUSTELL BAY FROM THE UPSTAIRS. A DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM FAMILY HOME WHICH OFFERS ENCLOSED REAR GARDEN WITH GARDEN CHALET, BRICK PAVED PARKING AND GARAGE. INTERNALLY A SPACIOUS LOUNGE/DINER, KITCHEN/BREAKFAST ROOM AND CONSERVATORY/PORCH ALONG WITH FAMILY BATHROOM. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITION AND OUTLOOK.

EPC - D

SEE AGENTS NOTES



Location

Boscoppa is in an area close to local junior and Secondary schools which are within walking distance of the property. St Austell town centre is within 1 mile. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. A secondary education college is located on the outskirts of the town. 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

As you turn into Laura Drive follow the road along for approximately 200 yards taking the left at the junction, turn left and the property will be set back on the right hand side. A board erected for convenience.

Accommodation

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

From the brick paved driveway parking there is a part obscure double glazed lead patterned door with glazed side panel plus obscure double glazed window with pull back vertical blind.

Entrance Porch



Finished with terracotta coloured tiled flooring. Lighting and part frosted patterned glazed internal door into the main living area.

Lounge/Diner

17'6" x 12'11" - max (5.34 x 3.94 - max)



Large radiator beneath the double glazed window with pull back vertical blinds to the front. Obscure double glazed panel door into the kitchen/breakfast room.



Kitchen/Breakfast Room

12'11" x 8'11" (3.94 x 2.73)



Finished with tiled flooring having double glazed window, door and side panel opening to the rear. Kitchen comprises a range of cream colour fronted wall and base units complimented with strip wood effect roll top work surface, incorporating stainless steel one and half bowl sink and drainer with mixer tap. Tiled splashback. Under unit and insert space for white good appliances.

Conservatory/Porch

11'7" x 3'7" - max (3.55 x 1.11 - max)



Tiled flooring. Radiator and outside tap. Floor to ceiling double glazed panels with some quarter window opening with further door with integrated cat flap opening out onto the garden.

Open treaded stair case to first floor landing with carpeted flooring which continues through into the bedrooms. Access to the loft. Six panel white doors with glazed panels above.

Bedroom

9'0" x 12'11" (2.75 x 3.94)



Located to the rear. Double glazed window with pull back vertical blinds with an outlook down over the garden and views out towards St Austell Bay. Radiator.



Bathroom

8'0" x 4'10" (2.44 x 1.49)



Comprising white suite with low level WC, hand basin set into tiled vanity unit. Panelled bath. Part tiled wall surround. High level obscure double glazed window with roller blind. Radiator. Pull cord heater. Door into over stairs airing cupboard housing the water cylinder.

Bedroom

12'11" x 9'7" (3.96 x 2.94)



The second double bedroom located to the front. Large double glazed window with pull back vertical blinds and radiator beneath.



Outside



There is a small planted border with an area of brick paved driveway with parking for two vehicles plus door into garage.



Behind the garage there is a large timber storage shed. A paved pathway with raised lawn and further patio above housing a garden chalet. Rear garden all enclosed by strip wood panelling.

Garage

17'10" x 7'11" - max (5.46 x 2.43 - max)



Up and over door.



Council Tax Band - B

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.

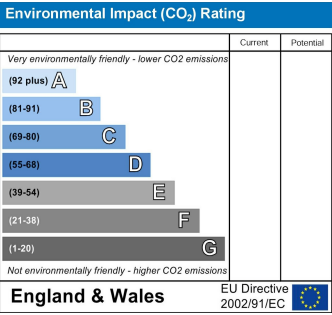
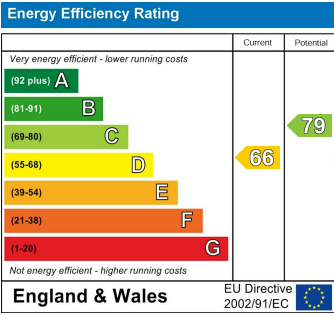
Viewings

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

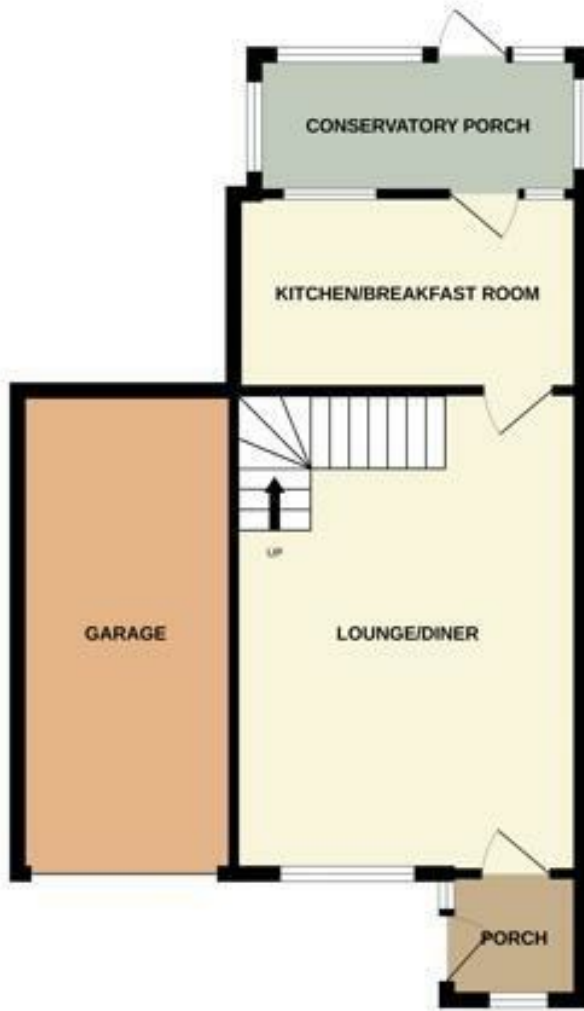
Agents Notes

Probate has been applied for not yet granted.

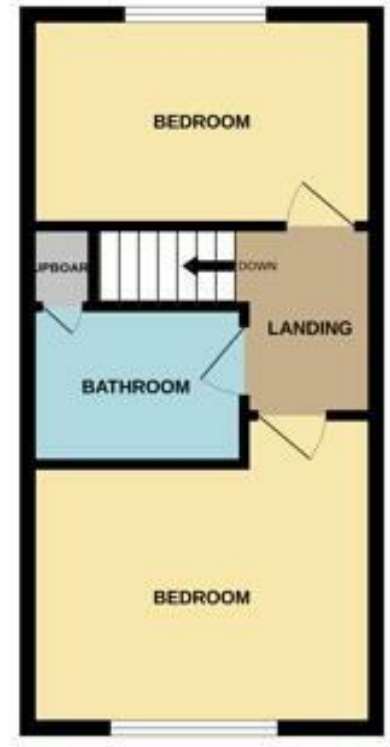




GROUND FLOOR
540 sq. ft. (50.7 sq.m.) approx.



1ST FLOOR
336 sq. ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 sq.m.) approx.

While 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.
Made with Interplan 5/2019

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

