MAY WHETTER & GROSE

17 TURNAVEAN ROAD, ST. AUSTELL, PL25 5NX
OFFERS OVER £250,000



A CHAIN FREE, DETACHED BUNGALOW OFFERING THREE DOUBLE BEDROOMS, GARAGE AND OFF-ROAD PARKING. THE BUNGALOW OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITH FURTHER BENEFITS INCLUDING SUNROOM, KITCHEN/DINER, FOUR PIECE BATHROOM SUITE, ADDITIONAL, SEPARATE WC, MAJORITY DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING. THE BUNGALOW IS SET WITHIN AN ENCLOSED PLOT WITH RECENTLY RENEWED FENCING OFFERING FANTASTIC PRIVACY AND ELEVATED WOODSIDE VIEWS. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED HOME IN NEED OF MODERNISATION.

** 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:
Head along Gover Road past HBH Woolacotts and Furniture World on your left hand side, follow the road up. the road will narrow and then widen again. Taking the right turning into Turnavean Road, head up past Trembear Road on your left. Follow the road up hill and bear around to the left. The property is located on the left hand side of the road, just after the bend in the road. Note: The property has a new wood fence, this will make identification purposes easier for viewers.

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

Entrance Porch:
4'4" x 4'6" (1.33m x 1.38m)



Upvc double glazed door with oval obscure glazed panel allows external access. Matching glazed full length panel to right hand side. Wood flooring. Hardwood door with multi inset single glazed panels allows access through to inner hall. Feature coloured glass bricks to side of inner door. Textured walls. Textured ceiling.

Inner Hall:
22'3" x 10'7" (6.79m x 3.24m)



Doors to double bedrooms one, two and three. Door to lounge, family bathroom, kitchen/diner and separate WC. Additional twin doors open to provide access to a useful inbuilt storage cupboard. Two radiators. Carpeted flooring. Textured ceiling. Telephone point.

Bedroom One:
14'10" x 9'10" (max) (4.53m x 3.00m (max))



Upvc double glazed window to front elevation. Radiator. Carpeted flooring. Telephone point. Television aerial point. Twin double louvre doors open to provide access to inbuilt storage. Textured ceiling.





Lounge:
17'9" x 12'11" (max) (5.43m x 3.94m (max))



A delightful triple aspect room with Upvc double glazed windows to left and rear elevations. Upvc sliding patio doors providing access through to rear sunroom. Focal slate fronted fireplace with matching hearth and wooden mantle with inset display shelves and further matching shelving to right and left-hand sides. Carpeted flooring. Textured walls. Textured ceiling. Radiator. Television aerial point. Telephone point.

Family bathroom:
8'11" x 6'4" (2.72m x 1.94m)



Upvc double glazed window to rear elevation with obscure glazing. Matching four piece white bathroom suite comprising classic style low-level flush WC. classic style hand wash basin, classic style panel enclosed bath and fitted shower enclosure with sliding glass shower door and wall mounted mains fed shower. Tiled walls. Tile effective vinyl flooring. Radiator. Wall mounted electric heater. Electric plug-in shaver point. Textured ceiling. Fitted extractor fan.





Kitchen/Diner:
22'4" x 8'11" (6.81m x 2.74m)



Hardwood single glazed sliding doors provide access to the elevated, rear facing sunroom. Upvc double glazed window to rear elevation. Door through to utility. Door through to integral garage. Airing cupboard housing the hot water tank. Matching wall and base kitchen units with roll top works surfaces. Composite one and a half bowl sink with matching draining board and central mixer tap. Electric hob. Electric oven. Fitted extractor fan. Space for additional kitchen appliances. Tile effect vinyl flooring in kitchen area. Carpeted flooring in dining area. Radiator. Textured ceiling.

Sunroom:
15'5" x 7'11" (4.72m x 2.42m)



Hardwood door with double glazed inserts featuring leaded coloured stain glass detailing providing external access. The remainder of the right and rear elevation are in the form of wood frame double glazed sealed units. Polycarbonate roof. Carpeted flooring. Radiator. Textured walls.



Utility Room:
8'10" x 5'7" (2.71m x 1.72m)



Wood frame door with single glazed obscure glazing allows external access. Upvc double glazed window to side elevation. Rolltop work surfaces. Stainless steel sink with matching draining board and central mixer tap. Mains gas fired floor standing Ideal Mexico central heating boiler. Tile effect vinyl flooring. Loft access hatch. Part tiled walls.

Garage:
18'0" x 8'10" (5.50m x 2.71m)
Electric up and over garage door. Upvc double glazed window to side elevation. Light and power.

Bedroom Two:
10'7" x 9'4" (3.24 x 2.85)



Upvc double glazed window to front elevation. Radiator. Carpeted flooring. Textured ceiling. Twin doors open to provide access to in-built wardrobe.



Bedroom Three:
10'6" x 9'5" (3.22m x 2.88m)



Upvc double glazed window to front elevation. Radiator. Carpeted flooring. Textured ceiling.



Separate WC:
10'5"9'10" x 4'7" (max) (3.2m3 x 1.40m (max))
Upvc double glazed window to front elevation with

obscure glazing. Matching two piece white suite comprising classic style low-level flush WC and classic style pedestal hand wash basin. Tile effect vinyl flooring. Part tiled walls. Texture ceiling. Carpeted flooring. Radiator.



Outside - Front:
A manageable and established front garden, enclosed with a low level wall and well stocked with planting and shrubbery. To the right hand side of the property, there is access to the integral garage with off-road parking for numerous vehicles. To the left-hand side steps lead up to provide access to the front door with wooden gate to the left providing access to the enclosed rear garden.

Enclosed Rear Garden:





Upon entering the left-hand gate, to the left-hand side of the property is an expanse of side lawn with a number of established plant and shrubs. An opening then leads to a further expense of rear lawn with wooden shed located to the far corner. Steps lead up to provide access back through to the sunroom/utility. A gate to left-hand side of the property provides access back to the front. Located off the elevated patio, accessed from the lower grass, there is a slim-line greenhouse with door to the rear providing access to an additional storage area with reduced head height.



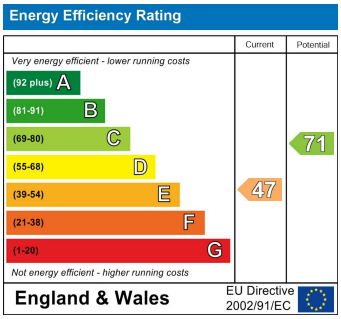
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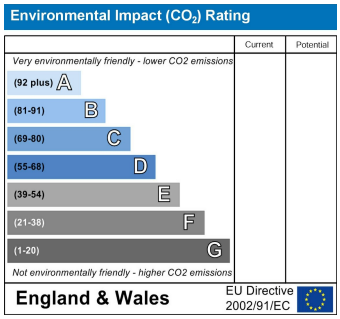
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Floor Area:
The floor area measurement is taken from the EPC.

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

Viewing:
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



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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