MAY WHETTER & GROSE

2 BEECH ROAD, ST. AUSTELL, PL25 4TS
O.I.R.O £365,000

SENSIBLE OFFERS CONSIDERED. A RARE OPPORTUNITY TO PURCHASE/INVEST IN A BEAUTIFUL HOUSE, THE FIRST TIME ON THE OPEN MARKET IN 56 YEARS. A CHAIN FREE END OF TERRACE EDWARDIAN PROPERTY BUILT IN 1912 AND EXTENSIVELY RESTORED AND EXTENDED BY 2020. THE PROPERTY COMPRISES FOUR BEDROOMS PLUS ATTIC ROOM, THREE RECEPTION ROOMS, A SIGNIFICANT SOUTH FACING ASPECT SUN ROOM, ATTACHED GARAGE AND OFF ROAD PARKING. IN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE WITH FURTHER BENEFITS INCLUDING AN ARTISAN SLATE ROOF DESIGN (FULLY REROOFED) UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE IMPECCABLE ATTENTION TO DETAIL AND BEAUTIFUL RETAINED 1900'S CHARACTER FEATURES ON OFFER.
** PLEASE SEE AGENTS NOTES **

*** EPC - C ***

Directions:
Within walking distance of the centre of St Austell offering 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.

Location:
From St Austell Town head up South Street, before the roundabout turn left onto Beech Road where the property will appear immediately on your right hand side. There is on street parking for viewers in front of the property. The garage and off road parking is gated and accessed from the rear.

Accomodation:
Front door with inset patterned glazing with stained glass feature detailing allows external access into entrance porch.

Entrance Porch:
5'0" x 5'0" (1.53m x 1.53m)

Original tiled mosaic flooring. Original door through to inner hall.

Inner Hall:
17'0" x 6'0" (max) (5.19m x 1.84 (max))

Original mosaic tiled flooring. Carpeted stairs to first floor. Door through to lounge, reception two and kitchen. Double radiator. Original cornice detailing.

Lounge:
14'7" x 13'3" (max) (4.46m x 4.04m (max))

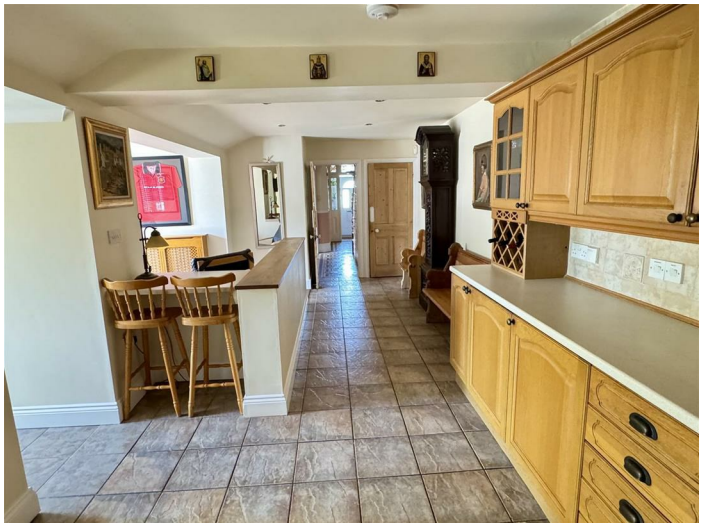
Three Upvc double glazed windows to front elevation in the form of a bay window. Views over the surrounding area. Focal multifuel burner set within chimney recess with Spanish slate backing and hearth. American Oak mantle over. Exposed original wood floor boards. Double radiator. Picture rail. Bespoke lighting to walls and ceiling.

Reception Room Two:
11'11" x 12'2" (3.65m x 3.72m)

Upvc double glazed bay window to side elevation. Focal open 1850's fireplace with 1850's decorative wooden surround and Spanish slate floor grate. Exposed original wood floorboards. Picture rail. Double radiator. Bespoke lighting to ceiling.

Kitchen:
24'10" x 9'8" (max) (7.57m x 2.95m (max))

Opening through to snug. Upvc double glazed door to side elevation with upper and lower inset glazing with fitted blinds providing external access. Opening through to sunroom door through to utility/WC. Matching wall and base kitchen units. Tiled flooring. Roll top work services. BT open reach telephone point. Stainless steel sink with central mixer tap. Fitted five ring mains gas hob with extractor hood above and oven below. Tiled walls. Inbuilt breakfast bar. Integral fridge. Integral freezer. Understairs storage cupboard. All door/window plinths and short wall tops are finished in high quality American Oak and decreet mosaic tiles beneath.



Reception Room Three (Snug):
11'11" x 9'2" (3.64m x 2.80m)

Upvc double glazed doors provide external access to the side elevation with full length glazed panels. High level mains enclosed fuse box. Carpeted flooring. Double radiator.

Sun Room:
20'3" x 15'6" (max) (6.19m x 4.74m (max))

A fabulous addition to the property. south facing and a true family room. Upvc double glazed windows to front, rear and side elevations with two twin opening doors providing external access to the side elevation. Carpeted flooring. Glazed roof. Electric Aga range. Wall and kitchen units. Belfast sink. Classic style hot and cold taps. Integral dish washer. Roll top work surfaces. Two double radiators.

WC:
6'2" x 2'9" (1.90m x 0.84m)

Low level flush WC with dual flush technology. Ceramic hand wash basin with central mixer tap. Tiled flooring. Radiator. Fitted extractor fan. Part tiled walls. Retains the original oak/pine door that was on the 1912 outside toilet.

Utility:
9'4" x 9'3" (2.87m x 2.84m)

Tiled flooring. A well lit utility courtesy of a ceiling mounted light plus wood framed double glazed sky light window. Matching wall and base units. Roll top work surfaces. Stainless steel one and a half bowl sink with matching draining board and central mixer tap. Space and plumbing for dishwasher. Additional space for tumble dryer. Radiator. Loft access hatch. Door through to garage.

Garage:
14'10" x 18'6" (4.54m x 5.65m)

A tremendous addition to the property with metal up and over door. Four ceiling mounted wood frame double glazed windows. Mains gas central heating boiler. Lights and mutilple double power sockets. Electric garage door. Loft access hatch to floored storage space with automatic lighting within. This extra width garage comfortably houses a car off road. Infront of the garage there is off road parking with access courtesy of a side gate.

Landing:
18'8" x 6'0" (max) (5.71m x 1.85m (max))

Doors off to bedrooms one, two, three, four and family bathroom. Landing door provides access to paddle staircase to provide access to the attic room. Carpeted flooring. Attractive cornice detailing. Double radiator.

Bedroom Four:
9'4" x 5'10" (2.87m x 1.78m)

Upvc double glazed window to rear elevation. Carpeted flooring. Recessed ceiling lights. Double radiator.

Family Bathroom:
15'3" x 10'4" (max) (4.66m x 3.15m (max))

Upvc double clear glazed windows to side and rear elevations. Fitted blinds. Matching four piece white bathroom suit comprising low level flush WC with dual flush technology. Freestanding claw foot rolltop bath with central mixer tap. Circular ceramic hand wash basin with central mixer tap with storage space. Separate fitted shower enclosure with ceiling mounted shower head and recess controls. Classic style radiator with heated towel rail. Fitted 3/4 length mirror. Travertine tiled walls and flooring. Loft access hatch. LED wall mounted mirror. Louvre doors open to provide access to the properties airing cupboard offering storage facilities. Remote control for fitted radio with speakers.

Bedroom Two:
14'11" x 10'2" (max) (4.57m x 3.10m (max))

Upvc double glazed bay window to side elevation. Exposed original wood floor boards. Classic style wash basin. Fitted cast iron decorative fire place. Tiled hearth. Picture rail. Double radiator.

Bedroom One:
16'7" x 11'1" (5.08m x 3.40m)

Upvc double glazed bay window to front elevation provides outlook over the surrounding area. Cast iron focal fire place. Tiled hearth. Exposed original wood floor boards. Classic style wash basin. Picture rail. Double radiator. Bespoke ceiling lighting.

Bedroom Three:
10'1" x 7'1" (3.09m x 2.17m)

Upvc double glazed bay window to front elevation. Carpeted flooring. Picture rail. Double radiator.

Paddle staircase from the landing to provide access to the properties attic room.

Attic Room:
17'5" x 15'5" (5.32m x 4.71m)

Wood frame double glazed Velux window to front and rear elevation with fitted blinds. Twin doors to front elevation and single doors to rear elevation to provide access to eaves crawl storage space. Carpeted flooring. Double radiator. Exposed original roof joists. Fitted shower enclosure.

Outside:

Upon entering Beech Road, number 2 is the first property on the right hand side. To the front steps lead up to a tarmac walkway providing access to the front door. The front garden is in the form of lawn with a central established apple tree. Boundaries are clearly defined with evergreen planting and shrubbery to the front and right elevations. The tarmac hard standing walking way flows across the front of the property leading through to the paved side patio.

The south facing side patio area flows across the entire of the right hand side of the property, split into a front and rear section with a wooden gate providing access back through to the main road (lockable) in between. To the top section, off the sun room through double doors is an upper tier of paved patio complete with external power sockets. Steps lead up to the gravelled chipped drive. Well enclosed with exposed stone wall to side and rear elevation. A gate opens to provide vehicle access. To the front of the garage the property benefits from outdoor tap.

Agents Note:
Please be aware there are picture and sound recording security devices throughout the property.

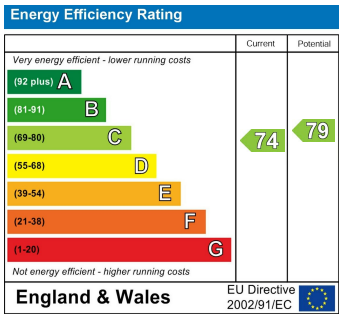
Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

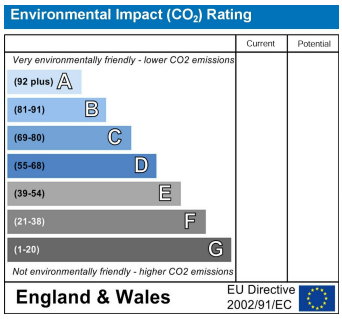
Floor Area:
The floor area measurement is taken from the EPC.

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

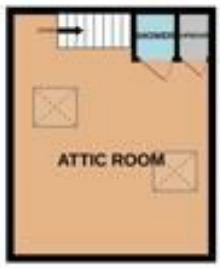
Council Tax Band - C





GROUND FLOOR
1506 sq.ft. (139.9 sq.m.) approx.

1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 2438 sq.ft. (226.5 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.
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