MAY WHETTER & GROSE

24 WATERING HILL CLOSE, ST. AUSTELL, PL25 4QS
GUIDE PRICE £150,000



** OFFERED WITH NO ONWARD CHAIN **
TUCKED AWAY A SHORT DISTANCE FROM ST AUSTELL TOWN WITHIN A RESIDENTIAL CUL-DE-SAC AND SET WITHIN LARGE MATURE LANDSCAPE GARDENS IS THIS DETACHED TWO DOUBLE BEDROOM HOME. REQUIRING FULL UPDATING THROUGHOUT. OFFERS GREAT SCOPE AND POTENTIAL. PLEASE SEE AGENTS NOTES.

*** EPC - E ***





Location:
St Austell town centre is situated within easy reach. 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:
From St Austell head up East Hill at the mini roundabout carry straight onto Alexandra Road. Come past Highfield Avenue on your right hand side taking the next right sign posted Watering Hill Close. Follow along the road for about 150 yards taking the right hand turn into Watering Hill Close, the property will be on the corner as you enter. A board will be erected for convenience.

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

From the communal parking area is a pathway to the covered front entrance with courtesy lighting. Door into useful bin store housing the electric meter. Door into:

Hallway:
Turning staircase to the first floor with deep understairs storage cupboard. Electric heater. Door into:

Lounge:
11'1" x 11'6" (3.38m x 3.51m)



(maximum measurement into recess)
Double glazed window to the rear with an outlook over the garden. Radiator. To the side low level double door storage with display shelf. Period ornate tiled fireplace hearth and surround. Part wood glazed door opening to covered rear entrance with additional storage leading out onto the garden. Electric night storage heater. Archway with constantia folding door into:

Kitchen Diner:
17'7" x 7'8" (5.36m x 2.34m)



(maximum measurement over work surface)
Double glazed window to the rear and one to the front. The kitchen currently comprises of a range of light wood fronted wall and base units with roll top laminated work surfaces. Tiled splashback. Electric night storage heater. Rear door opening to covered entrance with further door into former coal bunker, ideal for additional storage.



Landing:
Turning staircase to half landing. Double glazed window to the front. Electric storage heater. The staircase continues to turn to the first floor with doors to all rooms and one into airing cupboard housing the water cylinder. Access to loft. Air recirculation system. Door into:

Bedroom One:
11'3" x 9'8" (max) (3.45m x 2.96m (max))



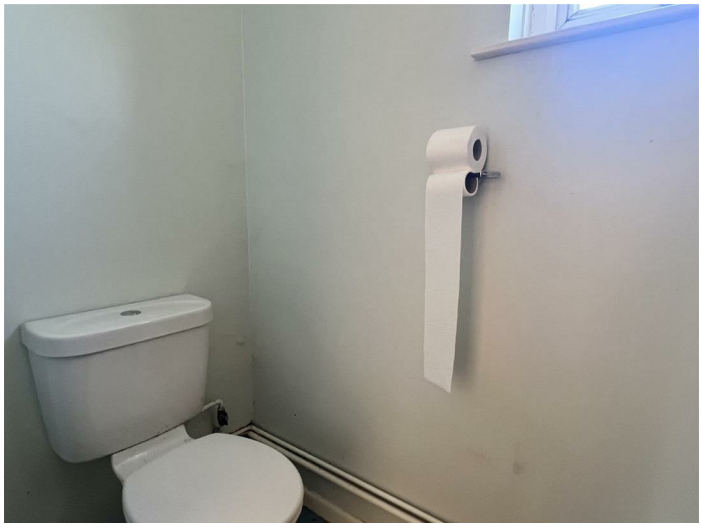
Double glazed window to the rear with an outlook over the garden. Low level electric heater.

Bedroom Two:
11'3" x 9'8" (3.45m x 2.95m)



Double glazed window to the rear with an outlook over the garden. Low level electric heater.

WC:
3'1" x 4'10" (0.94m x 1.49m)



Obscured double glazed window to the front. Low level WC.

Bathroom:
6'0" x 4'5" (1.84m x 1.37m)



Currently comprises of panel bath and hand basin with splash back. Wall mounted electric heater. Extractor. Obscure high level double glazed window.

Outside:



The property is located on a generous size corner plot with an abundance of shrubbery borders to the front and side. A low level picket gateway allows access onto a wide pathway with further deep planted boaders and opens out onto an expanse of open lawn with mature planting surround.





Council Tax Band - B

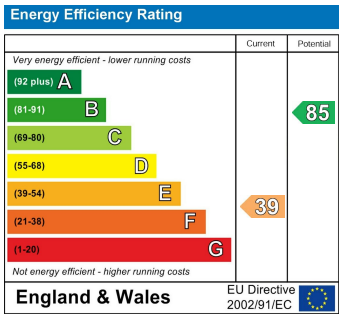
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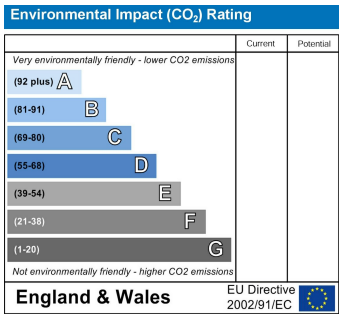
Floor Area:
The floor area measurement is taken from the EPC.

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

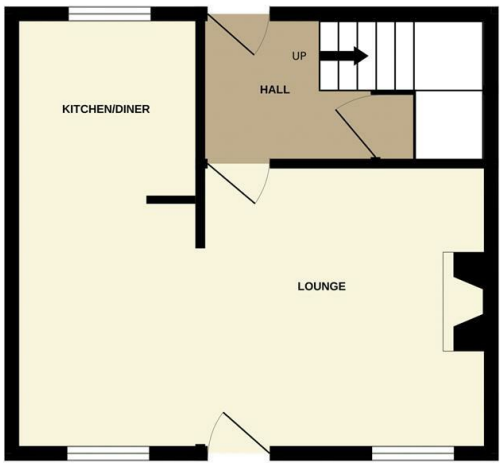
Viewing:
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes:
Annual service charge £185.76 subject to annual review.
Unallocated residents communal parking.
**ALL viewers must read and acknowledge the Ocean Housing preliminary information sheet which contains a number of covenants, restrictions and specific conveyancing matters **

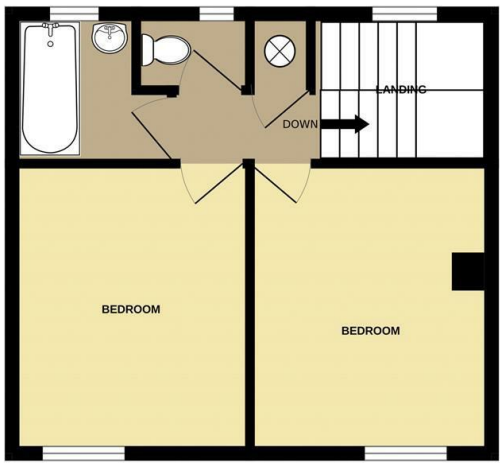




GROUND FLOOR



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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