MAY WHETTER & GROSE

36 WHIELDON ROAD, ST. AUSTELL, PL25 3JE
OFFERS IN EXCESS OF £250,000



LOCATED AT THE VERY END OF A NO THROUGH ROAD WITH VERY LITTLE PASSING TRAFFIC IS THIS WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW. THE PROPERTY BENEFITS FROM UPVC DOUBLE GLAZING THROUGHOUT AND A COMBI GAS FIRED CENTRAL HEATING. FURTHER BENEFITS INCLUDE GARAGE, OFF-ROAD PARKING AND A SPACIOUS ENCLOSED REAR GARDEN. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED HOME LOCATED WITHIN CLOSE REACH OF LOCAL AMENITIES.

** EPC - AWAITING ***



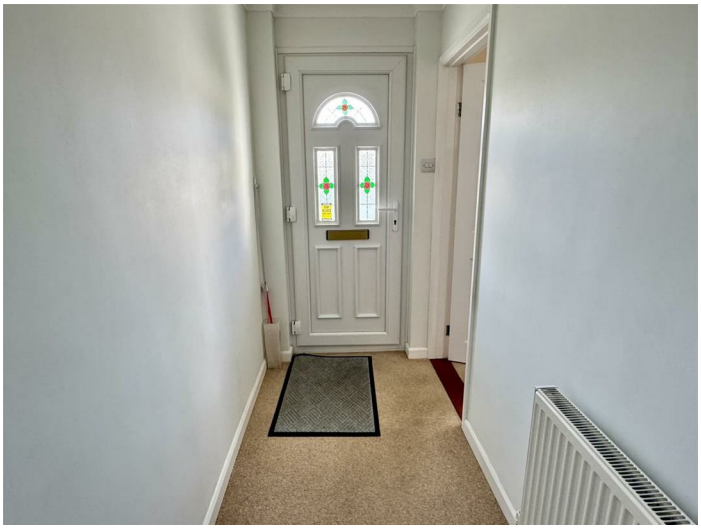


Location
Holmbush is a bustling suburban area located in the eastern side of St Austell. It seamlessly connects the main town of St Austell to the nearby historic harbour of Charlestown and St Austell Bay, offering local amenities including post office, butchers, bakers, supermarkets, public house and a Healthcare Centre.

Directions
From St Austell head out on the A390 to Holmbush. Come under the railway bridge and at the traffic lights turn let onto Daniels Lane. On the right will be Tesco and left the complex of local amenities, over the pedestrian crossing taking the next left onto Whieldon Road.
Head all the way to the end bear right and right again, the bungalow will be in the cul de sac in front of you. A for sale board will be erected

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

Entrance Hall:
10'3" x 11'8" (3.14m x 3.57m)



Upvc double glazed door with inset lead stained glass detailing. Doors to all rooms. Additional door opens to provide access to a useful storage cupboard housing the mains gas inlet and mains fuse box with further slatted storage options set above. Carpeted flooring. Textured ceiling. Radiator. Wall mounted thermostat. Loft access hatch.

Lounge:
11'8" x 16'0" (3.56 x 4.88)



Large Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Focal electric real flame affect fire set within decorative surround. Agents note: We are advised that the chimney and flu are still set behind the fireplace should a wood burner be required to be installed. Textured ceiling. BT telephone point. Opening through to dining area.



Dining Area:
10'5" x 7'5" (3.19 x 2.27)



Upvc double glazed window to rear overlooking the garden. Sliding door access through to kitchen. Carpeted flooring. Radiator. Textured ceiling.



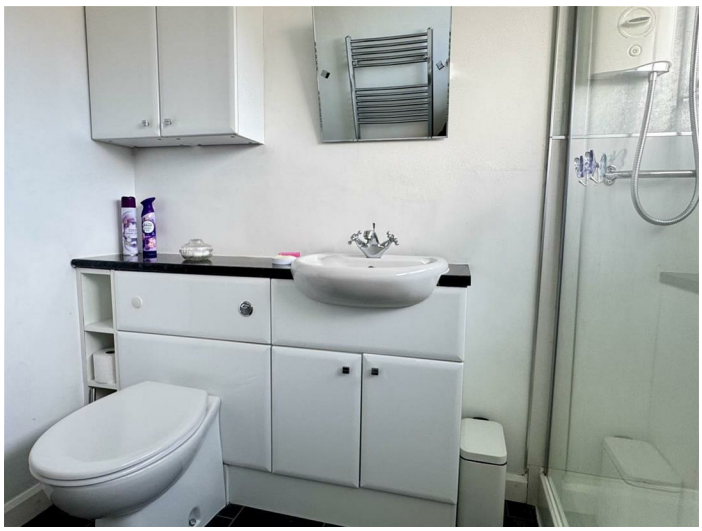
Kitchen:
9'8" x 9'10" (max) (2.96m x 3.00m (max))



Upvc double glazed window to rear overlooking the garden. Upvc part double glazed door to side. Matching wall and base kitchen units. Roll top works surface incorporating stainless steel one and a half bowl sink and drainer with central mixer tap. Space for electric cooker with black glass splashback. Space and plumbing for washing machine. Tiled flooring. Radiator. Door into cupboard housing the mains gas fired Worcester central heating boiler with further slatted shelving.



Shower:
9'11" x 5'11" (max) (3.03 x 1.81 (max))



Upvc obscure double glazed window to rear. Updated white shower suite comprising low level flush WC with concealed cistern, ceramic hand wash basin with central mixer tap set on work surface with additional storage options below. Large fitted shower enclosure with wall mounted Mira Sport shower and bath sheet panels to shower cubicle. Tile affect vinyl flooring. Heated towel rail. Extractor fan.



Bedroom One:
11'7" x 9'11" (3.54m x 3.03m)



Upvc double glazed window to rear enjoying a pleasant outlook over the garden. Carpeted flooring. Textured ceiling. Radiator. Fitted wardrobes.



Bedroom Two:
11'8" x 7'5" (3.56m x 2.27m)



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



Bedroom Three:
7'4" x 8'6" (max) (2.26m x 2.61m (max))



Upvc double glazed window to front. Carpeted flooring. Fitted wardrobe. Radiator.

Outside:



To the front there is a manageable area of lawn with walkway providing access to the front door. To the left-hand side of the property is a tarmac drive allowing off-road parking with access to the garage and side gate to rear.





Garage:
15'9" x 7'7" (4.82m x 2.32m)



Electric remote control garage door. Light and power.

The rear garden is laid to lawn with hard standing walkway across the rear. A further paved walkway spans the left-hand side. The rear garden is well stocked with an array of evergreen planting and shrubbery. Outdoor tap located to the rear of the property. Directly opposite the kitchen door is a useful composite storage shed.

Council Tax Band - C

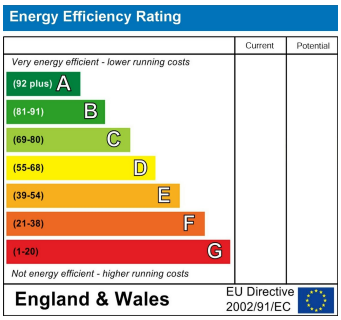
Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

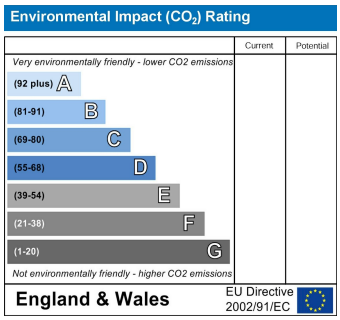
Floor Area:
The floor area measurement is taken from the EPC.

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
What three words - lifeboat.falls.loudness

Agents Note:
Probate has been applied for but not granted.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

GROUND FLOOR



PL25 3JE

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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