



MAY WHETTER & GROSE

**8 THE FIRS, WHITEMOOR, PL26 7XX**  
**GUIDE PRICE £265,000**



A WELL POSITIONED CHAIN FREE LINK DETACHED BUNGALOW WITH TWO DOUBLE BEDROOMS, GARAGE AND OFF ROAD PARKING, SUN ROOM AND SPACIOUS REAR GARDEN. FURTHER BENEFITS INCLUDE AN UPDATED KITCHEN, OIL FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED HOME WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES. EPC - C  
\*SEE AGENTS NOTES\*



## Location

Whitemoor is conveniently between the villages of St Dennis and Roche. Both provide a good range of day to day shopping, social and educational facilities. The larger town of St Austell, main town of the area, is a drive of approximately five miles from the village and provides a comprehensive range of shopping, educational and social facilities together with mainline railway station, bus station, sports leisure centre, beeches, coastal walks and golf clubs. The A30, the main road that runs through Cornwall, providing easy access around and out of the county can also be found approximately three miles from the village.

## Directions

From St Austell head up through Trethowel to the Stenalees roundabout, heading left towards Roche on the new road. Follow the new road (A391). At the first roundabout take the left turning and then the next right hand turn. Follow the road to the T-junction with W A Allens tyre garage in front of you. Turn left and head up into the village of Whitemoor, the property will be found on your right hand side, set back tucked away in the corner of the no through road, Firs Development.

## Accommodation

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

Upvc double glazed door with upper inset glazed panel allows external access into entrance.

## Entrance

11'8" x 5'2" (3.56 x 1.58)

With matching sealed glazed units to right hand side of front door. Upvc double glazed door to rear elevation allowing access to the spacious and enclosed rear garden. Carpeted flooring. Upvc door to inner hall. Upvc clad ceiling. Loft access hatch. Textured walls. Mains electric meter. Wall and base kitchen units with roll top worksurfaces, space below for appliances. This area benefits from the addition of light and power.

## Inner Hall

10'5" x 12'10" - max (3.18 x 3.92 - max)



Doors to kitchen, lounge/diner, bedrooms one and two and family bathroom. Further door opens to provide access to a useful in-built cupboard. Additional door opens to provide access to the former airing cupboard. Carpeted flooring. Textured ceiling. Loft access hatch. Radiator. Telephone point. High level mains enclosed fuse box.

## Kitchen

8'5" x 10'4" (2.57 x 3.16)



Upvc double glazed window to rear elevation enjoying a far reaching outlook. Updated wall and base kitchen units in grey high gloss, squared edge worksurfaces, stainless steel sink with matching draining board and central mixer tap. Space for electric oven with fitted extractor hood above. Tiled walls to water sensitive areas. Carpeted flooring. Textured ceiling. Space for additional kitchen appliances.

### Lounge/Diner

18'3" x 11'8" (5.58 x 3.58)



Wood frame double glazed sliding patio door provides access through to sun room to the rear of the room, further Upvc double glazed window to side elevation. Carpeted flooring. Two radiators. Textured ceiling. Telephone point. Television aerial point.

### Sun Room

10'8" x 9'3" (3.26 x 2.84)



A lovely addition to the property with wood frame double glazed patio doors to side elevation allowing access to the enclosed and spacious rear garden. The remainder of the left, rear and right elevations are in the form of wood frame double glazed sealed units. Carpeted flooring. Textured ceiling. This area benefits from the addition of light and power, radiator and ceiling mounted fan.

### Bathroom

7'9" x 7'3" - max (2.37 x 2.21 - max)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC, hand wash basin and panel enclosed bath with wall mounted electric shower over. Carpeted flooring. Tiled walls. Textured ceiling. Electric plug in shaver point. Radiator. Twin doors open to provide access to additional high level storage.

### Bedroom Two

10'5" x 9'8" - max (3.19 x 2.97 - max)



Upvc double glazed window to front elevation. Radiator. Carpeted flooring. Textured ceiling. Ceiling mounted fan set within light attachment.

## Bedroom One

11'8" x 11'8" (3.57 x 3.57)



Upvc double glazed bay window to front elevation with deep display sill. Carpeted flooring. Radiator. Textured ceiling. Ceiling mounted light fitting.

## Outside



Conveniently tucked away at the end of a no through road, upon entering The Firs, turn right and the property is tucked away in the right hand corner. To the front a brick drive allows off road parking for numerous vehicles and provides access to the garage.

## Garage



Not accessible at the time of inspection.

The garden is laid to lawn with a number of evergreen shrubs and trees providing a good degree of privacy. The brick walkway flows across the front of the bungalow with the front garden laid to lawn with a wooden access gate to the right hand side providing secure access to the rear garden.

To the right hand side of the property upon entering through the gate there is a chipped area to the right hand side offering storage options. To the end of this area a further gate opens to provide secure access into the rear garden.

Beyond this gate is the oil tank and a wooden shed with a brick walkway providing access. The walkway flows across the rear of the property with the initial rear garden to the property comprising an area of lawn, sunken pond and a number of established plants and shrubs. There is also a wooden shed. This area also benefits from an outdoor tap.

The bricked walkway flows across the side of the shed, through the rear garden and there is an additional shed hidden away in the rear corner with an opening providing access to a large expanse of lawn offering stunning views over the surrounding area. Boundaries are clearly defined with metal fencing to the right, left and rear elevations with a number of evergreen plants.

## Council Tax Band - C

## Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

## Services

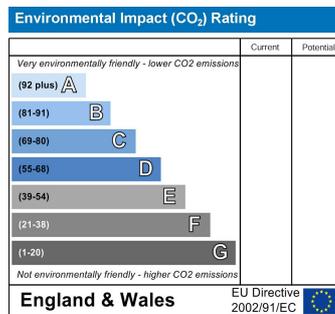
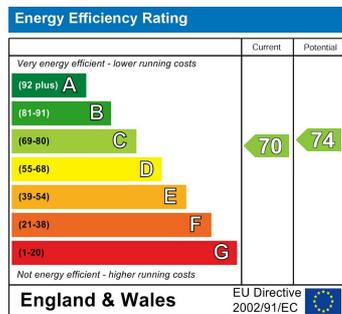
None of the services, systems or appliances at the property have been tested by the Agents.

## 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

We are acting for Executors who cannot provide any information with regards solar panels etc. All interested parties are advised to make their own investigations.









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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