



MAY WHETTER & GROSE

**38 POLTAIR AVENUE, ST. AUSTELL, PL25 4LY**  
**PRICE GUIDE £190,000**



OFFERED WITH NO ONWARD CHAIN AND WITHIN EASY REACH OF ST AUSTELL TOWN, RAILWAY STATION, PRIMARY, SECONDARY SCHOOLING AND COLLEGES, WITHIN GENEROUS SIZE REAR GARDEN AND GARAGE STYLE STORE PLUS FURTHER OUTBUILDING. TWO RECEPTION ROOMS, TWO DOUBLE BEDROOMED FAMILY HOME. ALTHOUGH REQUIRING UPDATING THROUGHOUT OFFERS GREAT SCOPE AND POTENTIAL. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS CONVENIENT POSITION AND OVERALL SIZE. EPC - E



## Location

St Austell town centre is situated within a short distance and offers a 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

From St Austell town head up East Hill, turning left at the roundabout onto Kings Avenue. At the next roundabout by the railway station turn right, follow the road along past the children's playpark on your left hand side, down past the Leisure Centre and at the roundabout turn left onto Tremayne Road. Follow the road up approximately 100 yards taking the next left onto Lostwood Road. Follow the road up and take the next left into Poltair Avenue and the property will be set back on the left hand side. 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.



On road parking to both sides. Set back from the pavement behind low picket fencing and gateway is a hardstanding pathway with further wide width pathway to the side. The front leads to a covered front entrance area, with double glazed window and door opening through into entrance hall.

## Entrance Hall



Carpeted stair case and handrail to the first floor with open under stairs storage beneath, further low level cupboard. Electric heating. Carpeted flooring.

## Kitchen/Diner

9'7" x 9'10" - max (2.94 x 3.01 - max)



Large double glazed window to the front with pull back vertical blinds. Comprising base units and laminated work surface with tiled splashback and large stainless steel sink with double drainer. Carpeted flooring and electric heater. Door into shelved larder cupboard. Door into one of the reception rooms and further part obscure glazed lockable door to the side entrance leading to the utility and further storage.

### Reception Room

7'4" x 10'3" - max (2.26 x 3.13 - max)



Double glazed window with deep display sill enjoying an outlook over the rear lawned garden and outbuildings.

### Store Room

7'0" x 6'7" (2.15 x 2.01)



From the side entrance there is a part obscure glazed door with further open doorway arch leading to store room with power. Single glazed window and door to the rear.

### Former Coal Bunker

6'1" x 3'0" (1.86 x 0.93)



Latch door into former coal bunker which offers good storage.

### Lounge

10'3" x 11'8" - max into recess (3.14 x 3.58 - max into recess)



From the entrance hallway the formal reception room/lounge. Also located to the rear enjoying an outlook down over the garden from a double glazed window with deep display sill. Carpeted flooring and electric heater.

Staircase to the first floor landing. Access to the loft. Doors into both bedrooms and bathroom.

### **Bathroom**

6'2" x 5'5" - max (1.90 x 1.67 - max)



Comprising a enamel panelled bath, large hand basin and WC. Part tiled wall surround and obscure double glazed window.

### **Bedroom**

12'11" x 10'3" - max (3.96 x 3.14 - max)



Located to the rear of the property. Double glazed window with deep display sill overlooking the garden.

### **Bedroom**

13'7" x 9'10" (4.15 x 3.02)



Located to the front of the property. Benefitting from three doors into storage cupboards. Large double glazed window with deep display sill.

### **Outside**



The property is set back behind the low picket fence and gate, with an area of open lawn to the front with some shrubbery. Wide width pathway to the rear, which opens out onto an expanse of lawn enclosed by some strip wood fence panelling. Two pre-fabricated concrete built outbuildings.



**Council Tax Band - A**

**Broadband and Mobile Coverage**

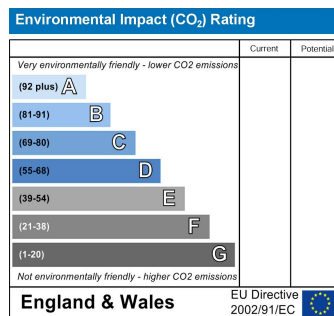
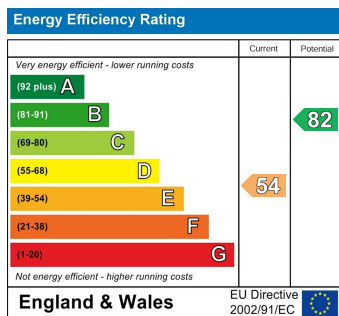
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

**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









GROUND FLOOR  
481 sq. ft. (44.8 sq.m.) approx.



1ST FLOOR  
376 sq. ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq ft. (79.9 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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