



MAY WHETTER & GROSE

7 BOSIGRAN PLACE, ST. AUSTELL, PL25 4GH OFFERS IN EXCESS OF £325,000



**** MOTIVATED SELLER ** VIDEO TOUR AVAILABLE ****

AN IMPRESSIVE FOUR BEDROOM DETACHED HIGH END FINISHED RESIDENCE WHICH FORMS PART OF A SMALL DEVELOPMENT OF SEVEN HOMES. THE PROPERTY HAS BEEN THOUGHTFULLY DESIGNED AND LAID OUT AND OFFERS IMPRESSIVE OPEN PLAN SPACIOUS LIVING AREA, ENCLOSED REAR GARDEN AND GENEROUS SIZED GARAGE WITH DRIVEWAY PARKING. BENEFITS FROM SOLAR PANELS AND UNDERFLOOR HEATING. CONVENIENTLY POSITIONED FOR BOTH PRIMARY AND SECONDARY SCHOOLING, WITHIN A SHORT DISTANCES OF LOCAL AMENITIES AND SUPERMARKETS. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FINISH AND CONVENIENT POSITION.

***** EPC - A *****



Location:

St Austell town centre is situated a short walk away. 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 come along Polkyth Road at the traffic lights turn left onto Slades Road. Follow the road up approximately quarter of the way turning left onto Robartes Place and the property will be in on the left at the start of the mews.

Accommodation:

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

Finished to the front with brick paved driveway and path with covered canopy to front entrance with outside courtesy lighting. Attractive front door with frosted glazed side panel opens through into the spacious and welcoming hallway. Finished with wood strip effect floor covering which continues into the main living area with under floor heating to the ground floor. Carpeted staircase turning to the upper floor. Doors into the main living area, cloakroom WC and storage cupboard housing the combi boiler. Underfloor heating with zonal thermostatic controls.

WC Cloakroom:

Comprises low level WC with hand basin with tiled splashback. Frosted double glazed window to the front with roller blind. Wall mounted extractor.

Open Plan Living Area:

18'11" x 21'10" (5.78m x 6.67m)



A fabulous family room offering a great deal of natural light which is enhanced by the large double glazed window to the front and to the rear plus a set of double doors leading out onto the beautifully landscaped garden. Further double glazed window to the side. Fitted blinds. Door into roomy storage recess.

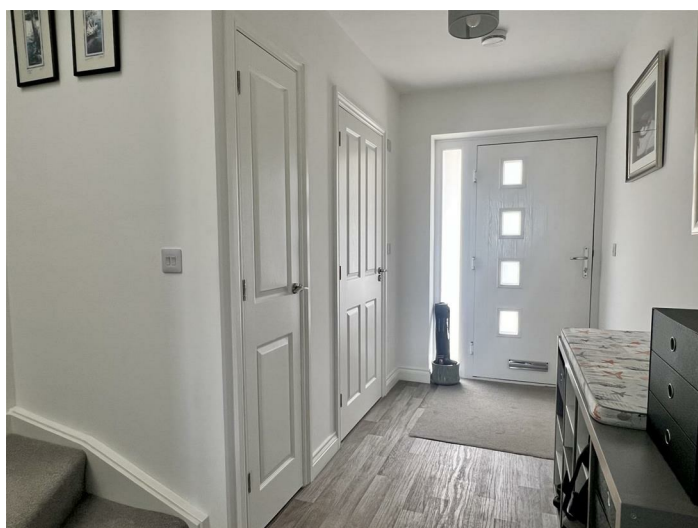


Kitchen:

9'5" x 12'3" (2.89m x 3.75m)



Thoughtfully designed and laid out, comprising a range of slow close wall and base units with deep pan draws and insert cutlery tray. Coloured roll top laminated work surface with tiled splash back incorporating stainless steel sink and drainer. Five ring NEFF gas hob with stainless steel back drop and extractor over. Under unit lighting. Integrated fridge freezer and dishwasher. Further eye level integrated NEFF double oven. Lower oven has hide and slide door.



The carpeted staircase turns to the landing with access to all bedrooms, shower room and one into a good storage cupboard with shelving. Access to loft with a fitted loft ladder and light. Fixed high level window to the side.

Bedroom Three:

8'7" x 14'7" (2.62m x 4.45m)



Located to the rear and enjoying some far reaching views of the coastline and countryside from a large double glazed window with deep display sill. Radiator.

**Bedroom One:**

10'1" x 10'2" (3.08m x 3.11m)



The second double bedroom, located at the rear and enjoys some far reaching views of the coastline and countryside from a large double glazed window with deep display sill. Radiator.

enjoying a similar outlook from a large double glazed window with deep display sill. Radiator. Currently utilised as a work station finished with strip wood effect floor covering which continues through into the en-suite.



En-Suite:



Comprising of low level WC and hand basin with part tile wall surround. Chrome heated towel rail. Sliding door into one and a half size cubicle with fully tiled wall surround and integrated shower system.

Shower Room:



Frosted double glazed window to the side with roller blind. Low level WC and hand basin. Sliding door into double sized shower cubicle with integrated shower system. Fully tiled wall surround which continues at half wall level behind the toilet and basin. Chrome heated towel rail. Shaver socket.

Bedroom Four:

9'1" x 9'1" (2.78m x 2.77m)



Third double bedroom situated to the front with a double glazed window with deep display sill, radiator below.

Bedroom Two:

9'6" x 12'9" (2.90m x 3.89m)



Also at the front, with double glazed window with deep display sill. Radiator.



Outside:



To the front is a granite stone low maintenance border surround. Outside courtesy lighting. Garage.



The rear garden can be accessed from the main living area via the double doors which lead out onto the thoughtfully designed and laid out low maintenance garden with attractive paving. Planted shrubbery surround. Pedestrian gated access. Further raised planted beds. Additional patio. This beautifully landscaped garden is planted for easy maintenance but could also suit a keen horticulturalist.



Garage:

10'5" x 19'10" (3.20m x 6.05m)



Power and light. Space and plumbing for white good appliances. The garage can also be accessed from the rear garden.



Agents Notes:

Benefits from gas central heating and underfloor heating. Solar panels which are owned by the vendor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100+	100+
(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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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:

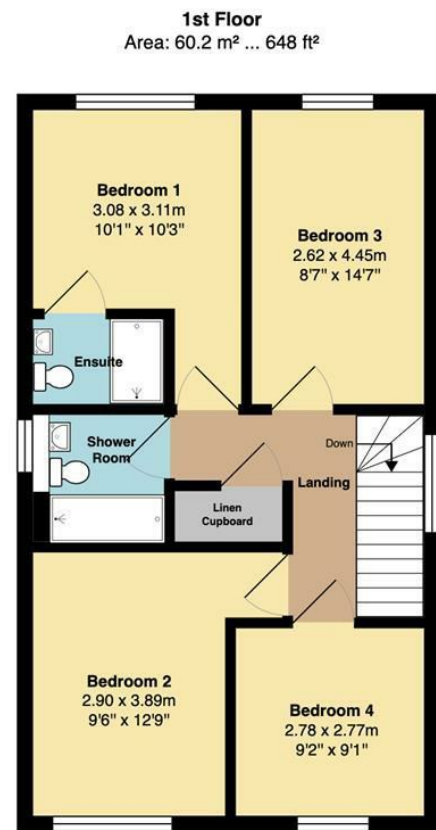
The floor area measurement is taken from the EPC.

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



Total Area: 141.3 m² ... 1520 ft²

All measurements are approximate and for display purposes only

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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