MAY WHETTER & GROSE

5 FAIRFIELD CLOSE, ST. AUSTELL, PL25 3HE
GUIDE PRICE £200,000



A WELL SITUATED CHAIN FREE SEMI DETACHED HOUSE OFFERING THREE BEDROOMS AND TWO RECEPTION ROOMS. FURTHER BENEFITS INCLUDE A GARAGE AND AMPLE OFF-ROAD PARKING. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITH SPACIOUS REAR GARDEN AND MAJORITY DOUBLE GLAZING THROUGHOUT. THE PROPERTY IS LOCATED WITHIN CLOSE REACH OF LOCAL PLAY PARK AND SHOPPING FACILITIES. THE PROPERTY WOULD BENEFIT FROM COSMETIC REFRESHMENT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE PEACEFUL SETTING.

** EPC - G **





Directions:
From St Austell head down Sandy Hill straight onto Bethel Road, taking the next right hand turn into Dennison Avenue, and turning right again into Fairfield Close. The property is located on the left hand side of the road, as you enter the no-through road.

Location:



Junior and Secondary schools are within walking distance of the property at Sandy Hill Infants and Penrice Community College. Situated in convenient location for the Holmbush complex, providing a Tesco supermarket, bakery and takeaways. The recently regenerated St Austell town centre is within 1 ½ miles and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. A secondary education college is located on the outskirts of the town. 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.

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

Entrance Porch:
3'11" x 4'2" (1.20m x 1.29m)



Hardwood front door with multi obscure single glazed panels allows external access. Upvc double glazed window to front elevation. Tiled flooring. Hardwood inner door with multi obscure glazed panels allows access through to lounge.

Lounge:
14'11" x 11'3" (max) (4.55m x 3.45m (max))



Upvc double glazed window to front elevation. Carpeted stairs to first floor with open storage recess below. Focal marble fireplace housing gas fire with matching surround and mantle. Carpeted flooring. Telephone point. Television aerial point. Textured ceiling.



Dining Room:
8'2" x 7'7" (2.51m x 2.32m)



Upvc double glazed window to rear elevation. Door through to kitchen. Carpeted flooring. Textured ceiling. Part wood clad walls.



Kitchen:
6'11" x 8'2" (2.11m x 2.51m)



Upvc double glazed window to rear elevation overlooking the spacious and enclosed rear garden. Hardwood door to side elevation with single glazed obscure glazing. Matching wall and base kitchen units. Rolltop work surfaces. Composite sink with central mixer tap and matching draining board. Part tiled walls. Mains fuse box. Tiled flooring. Space for additional kitchen appliances.



Landing:
8'1" x 6'7" (2.48m x 2.02m)



Doors to bedrooms, one, two, three and family bathroom. Additional door opens to provide access to the properties airing cupboard housing the original unlagged copper hot water tank with further slatted storage above. Carpeted flooring. Textured ceiling. Loft access hatch.

Bathroom:
5'11" x 5'0" (1.82m x 1.53m)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece original bathroom suite comprising low-level flush WC, pedestal hand wash basin and panel enclosed bath. Part tiled walls. Tile effect vinyl flooring. Textured ceiling.

Bedroom Two:
8'3" x 8'7" (2.53 x 2.64)



Upvc double glazed window to rear elevation overlooking the spacious and enclosed rear garden. Carpeted flooring. Inbuilt wardrobe.



Bedroom One:
9'4" x 7'11" (2.85m x 2.43m)



Upvc double glazed window to front elevation. Carpeted flooring. Inbuilt wardrobe.



Bedroom Three
6'7" x 6'2" (max) (2.02m x 1.88m (max))



(measurement includes head space for stairwell incorporated) Upvc double glazed window to front elevation. Carpet flooring. Door opens to provide access to over stair storage void offering shelved storage facilities.

Outside Front:



Accessed off a no through road, located on the left-hand side of the road; to the front, twin metal gates open to provide access to the properties spacious bricked driveway allowing off-road parking for numerous vehicles. Access to the properties garage is located at the bottom of the drive. The remaining front garden is laid to lawn with paved walkway providing access to the front door. There is a granite chipped area/planting bed at the top of the front garden.
Proceeding down the drive to the right hand side, there is an additional door providing external access through to the kitchen.

Garage:
unmeasurable at time of inspection. (unmeasurable at time of inspection.)



Metal up and over garage door and pedestrian side door to the right hand side. Two Upvc double glazed windows to the rear of garage.

Outside Rear:



Immediately to the rear of the property is a paved patio area from this, a tarmac walkway provides access to the lower section of garden. There are two areas of lawn, to the left-hand side separated by a low-level slate wall. To the right hand side of the rear garden is an area of gravel chippings. To the lower section of garden there is a useful wooden shed. The boundaries are clearly defined with a mixture of block wall to left, rear and right elevations and wood fencing.



Council Tax Band - B

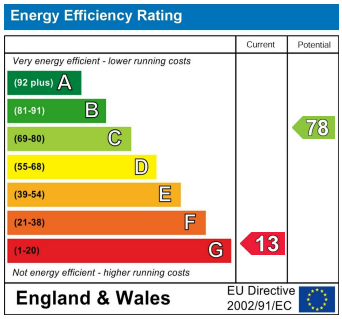
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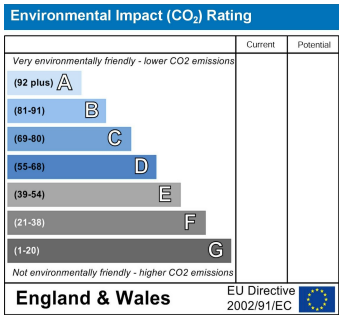
Floor Area:
The floor area measurement is taken from the EPC.

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

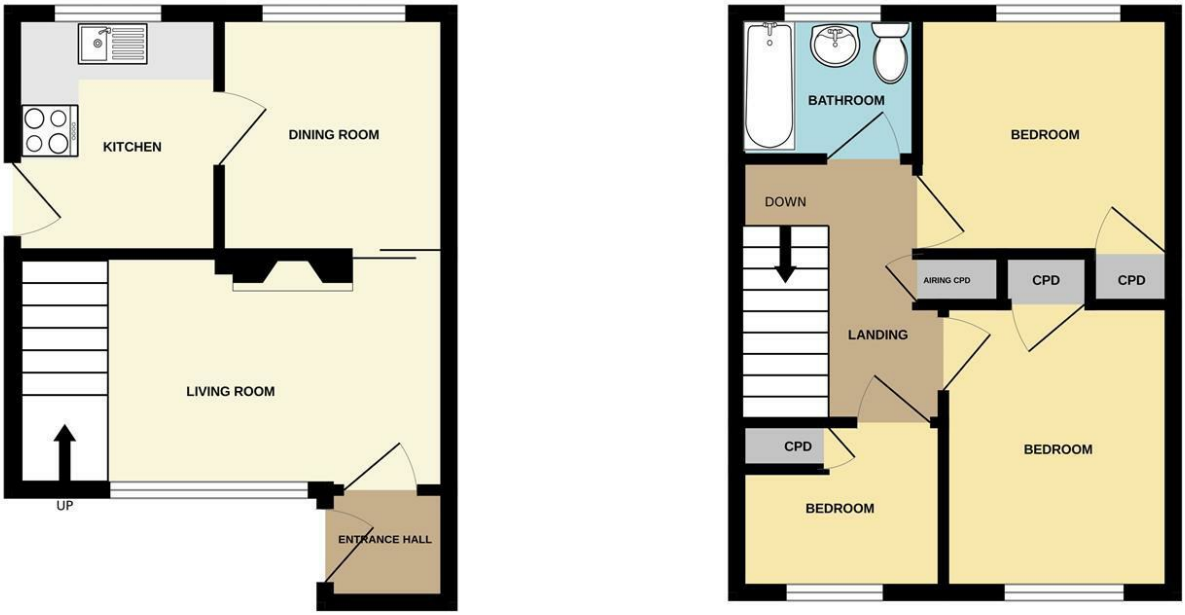
Agents Note:
** CHECK WITH ROBIN DO WE WANT THIS ON DETAILS **
Due to the EPC rating, please check with your lender.
Need to check if any kind of heating aswell
Checked with Tom about mortgage EPC will limit lenders, need to check heating for lender aswell





GROUND FLOOR
254 sq.ft. (23.6 sq.m.) approx.

1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 sq.m.) approx.

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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