



MAY WHETTER & GROSE

21 POLMEAR ROAD, ST. AUSTELL, PL25 3LE OFFERS IN EXCESS OF £200,000



****OFFERED WITH NO ONWARD CHAIN****

IS THIS TWO/THREE BEDROOM, TWO RECEPTION ROOM FAMILY HOME REQUIRING FULL MODERNIZATION THROUGHOUT. OFFERING SCOPE AND POTENTIAL WITH SOME CHARACTER FEATURES, BENEFITING FROM MODERN AIR SOURCE AND SOLAR HEATING. THE PROPERTY IS SET BACK BEHIND GATED PILLARED DRIVEWAY WITH A GENEROUS SIZE ENCLOSED REAR GARDEN WITH DETACHED WORKSHOP. AN EARLY VIEWING IS ESSENTIAL TO APPRECIATE ITS POSITION, SCOPE AND POTENTIAL.

****EPC - D****



Location:

Short distance from St Austell Bay and historic port of Charlestown. Conveniently placed for both primary and secondary schooling, along with local amenities and supermarkets. The property is set back from the A391 between the Porthpean Road traffic lights and the Charlestown roundabout.

Directions:

From St Austell head along Southbourne road, at the roundabout by Asda head up the hill onto Cromwell road. Just past the traffic lights the property will be on your right hand side. A For Sale 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.

Entrance:

From the gated pillared driveway, there is a tarmac area for numerous vehicles plus ramped access to part obscure double glazed front door. Opening into entrance vestibule. .

Entrance Vestibule

Character features can be seen immediately by the mosaic tile pattern flooring which continues through to the inner hallway. Attractive obscure step lead patterned stained glass door surround.

Inner Hallway:

Period panel doors into both reception rooms, bedroom and bathroom. Opening archway with staircase through to the loft room. Modern radiator.

Reception Room:

14'7" x 11'8" (4.45m x 3.56m)



(measurements at maximum points into bay recess)
Situated at the front of the property with a large double glazed bay style window with deep recess. The focal point is a varnished stoned fire place surround and raised hearth with open grate and wood mantle. Part picture rail surround.

Second Reception Room:

10'4" x 11'1" plus recess (3.17 x 3.38m plus recess)



Exposed wood flooring and picture rail surround. Central focal point of open grate with tiled and wood mantle surround. Double glazed window to the side and a further single glazed window into side porch and wood store area.



Kitchen:

8'4" x 10'9" at maximum points. (2.56 x 3.28 at maximum points.)



Please note slight reduced headroom to one side. Double glazed windows opening to the rear. Recess spotlight. Door through to side porch area and wood store.



Side Porch Entrance:

11'5" x 2'7" approx at maximum points. (3.50 x 0.79 approx at maximum points.)

Double glazed door and window opening to the driveway. Latch wood door into woodstore.

Bedroom One:

12'3" x 11'11" at maximum points (3.74 x 3.64 at maximum points)



Double glazed bay window to the front, enjoying far reaching views. Radiator. Picture rail surround.. Louvered wood doors into wardrobe storage.

Double Doors Into

Internal wood glazed double doors opening through to second bedroom and family bathroom.

Bedroom Two:

7'11" x 11'10" at maximum points (2.43 x 3.63 at maximum points)



Double glazed window with outlook over the garden with modern radiator beneath. Part open under stairs deep recess for storage.

**Bathroom:**

5'11" x 8'5" at maximum points (1.81 x 2.57 at maximum points)



Obscure double glazed window. Comprising of low level WC, hand basin and panel bath. Electric heated towel rail. Radiator. Built in storage cupboard housing the solar and air source heating systems.

Stairs To Loft Room :



From the inner hallway, there is a part carpeted staircase to the loft room with a "velux" window and door opening into open loft area.

Loft Room:

13'8" x 9'6" (4.17 x 2.91)



Please note there is reduced headroom. Beyond there is another low door into additional storage area.

Storage Room:

9'5" x 4'1" (2.88 x 1.27)

Outside:



To the front the property is setback from a wide pavement with a pillared gated entrance way into the drive with low level shrubbery and paved patio area. The driveway continues to the right hand side which leads to the garage, workshop and side gate.

Garage Workshop Store:

19'1" x 9'1" (5.84 x 2.78)



A great storage area with door to front and window to the side. Power and light and additional storage area to the rear.

Rear Garden:



From the side opens out onto an expanse of lawn with some planted shrubbery and part wall surround. A central pathway leads up to a further patio area situated behind the back of the garage/workshop.



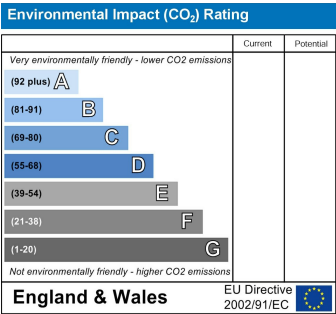
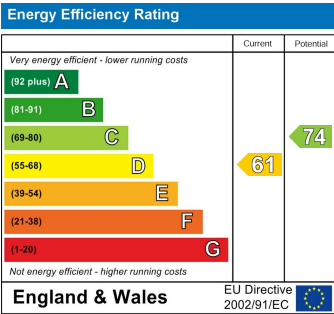
Council Tax Band - B

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:
Probate has been granted.
We understand the solar panels and air source heating are owned.





GROUND FLOOR



1ST FLOOR



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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