



MAY WHETTER & GROSE

1 CHY PONS, ST. AUSTELL, PL25 5DH
GUIDE PRICE £395,000



A WELL POSITIONED CHAIN FREE LINK DETACHED HOUSE OFFERING FOUR BEDROOMS, PRINCIPAL WITH EN-SUITE SHOWER ROOM. FURTHER BENEFITS INCLUDE GARAGE AND OFF ROAD PARKING. UPVC DOUBLE GLAZING AND MAINS GAS FIRED CENTRAL HEATING. LOCATED ON A POPULAR NO THROUGH ROAD AND IMMACULATLY PRESENTED THROUGHOUT THE PROPERTY OFFERS A SPACIOUS PLOT AND A VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE LEVEL OF FINISH. EPC - C



Location

Situated within walking distance of St Austell town centre and has easy road access to Truro and Newquay. In our opinion due to its private lane location, this property has the advantage of providing a safe area for children to play. St Austell town centre has been recently regenerated and offers a wide 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 head up and out onto Edgcumbe Road in the direction of Trewoon, follow the road up as the road bears around to the left, take the right hand turn onto Trevone Crescent. The first right hand turn allows access to Chy Pons - Do not turn onto Chy Pons, continue straight on. Number One Chy Pons is located on the left hand side of the access road in (on the right hand side of Trevone Crescent). We suggest viewers park on Trevone Crescent in front of the property or on the drive for viewings.

Accommodation

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

Hard wood front door with multi panel obscure double glazed glass inserts allows external access into entrance hall.

Entrance Hall

18'2" x 8'5" (5.56 x 2.57)



Carpeted flooring. Carpeted stairs to first floor. Doors through to lounge, kitchen/diner. Door opens to provide access to the WC. Door opens to provide access to the understairs storage cupboard. Radiator. Wall mounted thermostat.

W.C.

7'3" x 3'1" (2.21 x 0.96)



Matching two piece white WC suite comprising low level flush WC with dual flush technology and pedestal ceramic hand wash basin. Part tiled walls. Radiator. Fitted extractor fan. High level mains enclosed fuse box. Tile effect vinyl flooring.

Lounge

20'4" x 14'3" (6.20 x 4.35)



Wood frame double glazed bay window to front elevation. Carpeted flooring. Focal mains gas fire set within decorative surround with matching hearth, mantle and backing. Two radiators. Carpeted flooring. Television aerial point. Telephone point.



Kitchen/Diner

23'1" x 10'7" (7.06 x 3.25)



A fantastic and spacious room with wood frame double doors providing access to the rear patio and in turn rear garden with upper inset double glazed panels. Two Upvc double glazed windows to rear elevation. Matching wall and base kitchen units, roll top work surfaces, composite one and half bowl sink with matching draining board and central mixer tap. Fitted electric oven with four ring hob above and fitted extractor hood over. Wall mounted mains gas fired combination central heating boiler. Part tiled walls. Tile effect vinyl flooring in the kitchen area and carpeted flooring in the dining area. The kitchen benefits from integral fridge, freezer, washing machine and dishwasher. Under unit lighting. Space for generous dining table with two radiators in the dining area. Telephone point.

Landing

15'9" x 10'7" - max (4.82 x 3.23 - max)



Wood frame double glazed window to side elevation. Doors to bedrooms one, two, three, four and family bathroom. Additional door opens to provide access to the airing cupboard. Carpeted flooring. Loft access hatch. Radiator.

Bedroom Three

10'8" x 8'5" (3.27 x 2.59)



Wood frame double glazed window to rear elevation with views in the distance. Carpeted flooring. Radiator.

Bedroom Two

10'8" x 11'10" (3.27 x 3.61)



Two wood frame double glazed windows to rear elevation. Radiator. Carpeted flooring. Double doors open to provide access to an in-built wardrobe.

Family Bathroom

7'6" x 7'0" (2.30 x 2.15)



Wood frame double glazed window to side elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal ceramic hand wash basin with central mixer tap, panel enclosed bath with central mixer tap and fitted shower attachment and glass shower screen. Carpeted flooring. Part tiled walls. Fitted extractor fan. Electric plug in shaver point. Radiator.

Bedroom One

14'4" x 10'5" (4.39 x 3.19)



Wood frame double glazed window to front elevation. Radiator. Carpeted flooring. Door through to en-suite. Double doors open to provide access to in-built wardrobe.

En-Suite Shower

7'0" x 4'0" (2.14 x 1.24)



Matching three piece white shower suite comprising low level flush WC with dual flush technology, pedestal ceramic hand wash basin with central mixer tap. Fitted shower enclosure with wall mounted electric shower and glass sliding shower doors. Tile effect vinyl flooring. Radiator. Fitted extractor fan. Electric plug in shaver point. Tiled walls to water sensitive areas.

Bedroom Four

8'5" x 7'4" (2.57 x 2.25)



Wood frame double glazed window to front elevation. Carpeted flooring. Radiator.

Outside



To the front and located on the right hand side of the no through road a brick drive provides off road parking for one vehicle and provides access to the garage.

The front garden is laid to lawn with the boundaries clearly defined with rendered wall. Hardstanding walk way provides access to the front door.



To the rear of the property is a spacious patio which flows around the right corner providing access to the door into the rear of the garage. The remainder of the rear garden is laid to lawn with established planting bed spanning the boundary, the boundaries are clearly defined with wood fencing. To the left hand corner there is an outdoor tap. The grass flows around the left hand side of the property to a further expanse of lawn which joins back around to the front.

Garage
18'1" x 9'4" (5.53 x 2.87)



Metal up and over garage door. As previously mentioned to the rear of the garage is a door providing external access from the garden. The garage benefits from light, power and eaves storage.

Council Tax Band - D



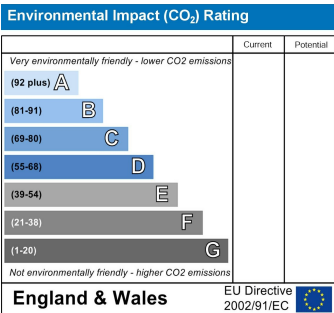
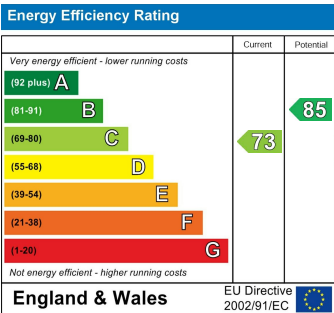
Broadband and Mobile Coverage



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

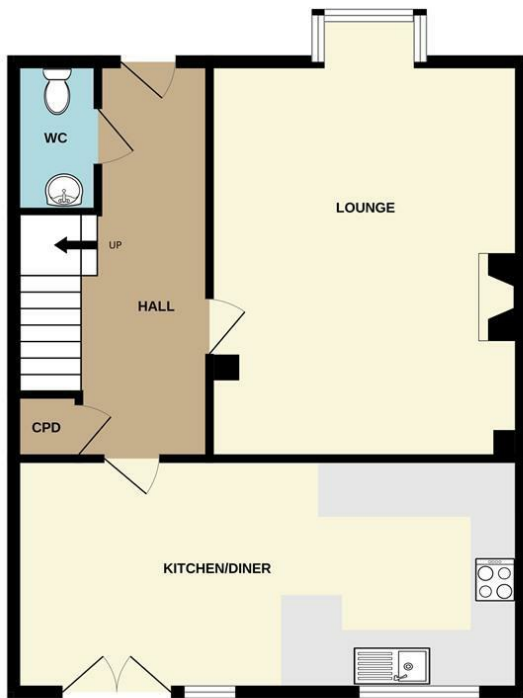
Services
None of the services, systems or appliances at the property have been tested by the Agents.

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

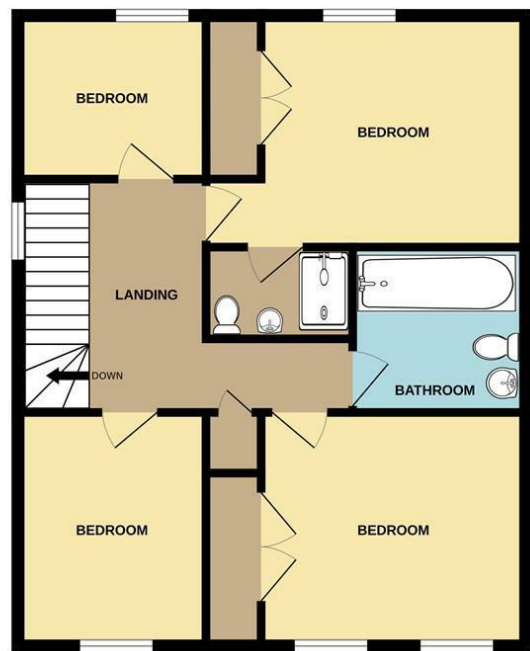




GROUND FLOOR



1ST FLOOR



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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