



**MAY WHETTER & GROSE**

**46 CHISHOLME CLOSE, ST. AUSTELL, PL25 4UG**  
**GUIDE PRICE £159,500**



A WELL PRESENTED TWO BEDROOM MID TERRACED LEASEHOLD RETIREMENT BUNGALOW. AVAILABLE TO THOSE AGED 55 YEARS AND OVER AND CAPABLE OF INDEPENDENT LIVING. THIS LEVEL BUNGALOW HAS TWO BEDROOMS, SUN ROOM, UPDATED KITCHEN AND SHOWER ROOM. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED PROPERTY WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES.

EPC - D

\*SEE IMPORTANT AGENTS NOTES\*



## Location

St Austell town centre is situated within easy reach 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 East Hill to the traffic lights, turning right onto Eastbourne Road. Follow the road along towards Sawles Road. As the road bears around to the right there is a turning on the right into Belmont Road. Take this right hand turning and after approximately 100 yards turn left. The entrance to Chisholm Court is then located on the right hand side of the road. Parking is available within the communal areas on a first come, first served basis.

## Accommodation

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

Hardwood door with multi panel single glazing allows external access into entrance hall.

## Entrance Hall

9'10" x 5'4" (3.00 x 1.63)



Doors off to bedrooms one and two. Updated shower room and lounge/diner. Carpeted flooring. Wall mounted electric night storage heater. Wall mounted emergency pull cord hand set. Loft access hatch. Textured ceiling.

## Bedroom Two

9'8" x 7'6" - max (2.97 x 2.31 - max)



Upvc double glazed window to front elevation. Carpeted flooring. Wall mounted electric heater. Twin doors open to provide access to a useful in-built storage recess. To the right hand side the door opens to provide access to the hot water tank. Emergency pull cord. Textured ceiling.

## Shower Room

6'3" x 5'10" (1.93 x 1.78)



A fantastic addition to the property with updated three piece white shower suite comprising low level flush WC with dual flush technology, hand wash basin set on roll top work surface with storage below. Fitted shower cubicle with sliding glass shower door and wall mounted MIRA shower. Tiled walls. Tile effect vinyl flooring. Heated towel rail. Fitted extractor fan.

## Lounge/Diner

15'7" x 11'8" (4.75 x 3.58)



Wood frame double glazed door provides access through to the sun room with multi inset panels. Matching multi panel windows to right and left hand sides and additional wood frame double glazed window to rear elevation, all combine to provide a great deal of natural light. Carpeted flooring. Opening through to updated kitchen. Door opens to provide access to a useful in-built storage void. Television aerial point. Telephone point. Focal real flame effect electric fire set within decorative surround and matching hearth and mantle. Wall mounted electric heater.

## Kitchen

8'3" x 7'0" (2.52 x 2.15)



Wood frame double glazed window to rear elevation overlooking the private and enclosed rear garden. A lovely updated kitchen with matching wall and base units, square edged work surfaces, stainless steel sink with matching draining board. Fitted four ring buttonless hob with fitted extractor above and electric oven below. Tiled walls to water sensitive areas. Space for additional kitchen appliances. Mains enclosed fuse box. Textured ceiling. Wood effect laminate flooring.

## Sun Room

12'0" x 5'7" (3.66 x 1.72)



A lovely addition to the property with Upvc double glazed door to side elevation. Agents Note: The wider and narrower doors both open to create wider accessibility. The remainder of the rear elevation is in the form of windows with the left hand side high level sealed units. Polycarbonate roof. Tiled flooring. Light and power.

## Bedroom One

10'0" x 12'0" (3.07 x 3.68)



Upvc double glazed bay window to front elevation provides a great deal of natural light with deep display sill. Carpeted flooring. Wall mounted electric heater. Upon entering to the right hand side of the room three doors open to provide access to large in-built storage. Textured ceiling. BT Openreach telephone point.

## Outside



The development offers ample parking on a first come first served basis. There are delightful communal grounds which are maintained (cost covered in the service charge). A paved walkway provides access to the front door.

One of the main selling points of this property is the private and enclosed rear garden. Rear access gate which provides access via a walkway to the parking area to the side. Well enclosed with wood fencing to the left, right and rear elevations and laid to paving this area benefits from outdoor tap. A lovely private space.

**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.

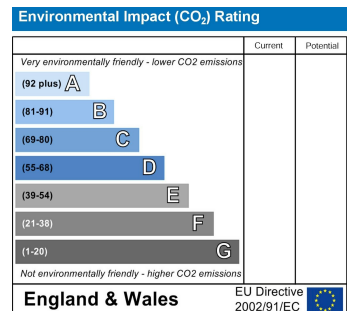
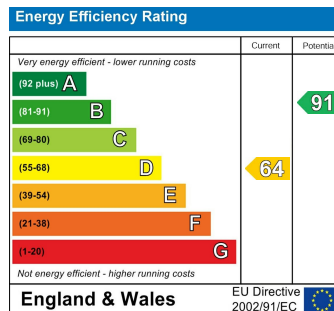
## Viewings

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

Over 55 years and capable of independent living.  
Leasehold  
Length of Lease 200 years commenced June 1988  
Service Charge and Ground Rent £236 pcm  
Residents Car Park  
Night Storage Heating  
NO PETS











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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