MAY WHETTER & GROSE

2 CAMPION CLOSE, ST. AUSTELL, PL25 5FY
GUIDE PRICE £190,000

A WELL PRESENTED COACH HOUSE OFFERING TWO BEDROOMS, GARAGE AND AMPLE UNALLOCATED PARKING. BUILT IN 2022 THE PROPERTY IS WELL PRESENTED THROUGHOUT WITH OPEN-PLAN KITCHEN LOUNGE DINER AND IS WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE. FURTHER BENEFITS INCLUDE MAINS GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT.
AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED HOME.

EPC - C

Location:
St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. Also within walking distance is Asda supermarket, the picturesque port of Charlestown and Porthpean Beach. There is a mainline railway station and leisure centre together with primary and secondary schools. The award winning Eden Project are within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

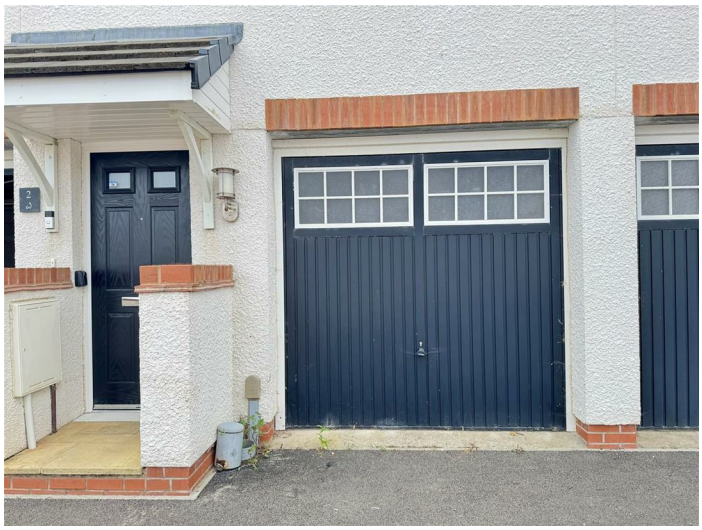
Directions:

Heading out of St Austell onto South Street head out towards the Pentewan Road roundabout. Take the right hand turning onto Penwinnick Road; as if heading towards Truro. Follow along towards St Mewan School and Sticker, at the roundabout take the first exit into the Higher Trewhiddle development. Follow to road, take the first right hand turn and proceed along Pimpernel Way. Turn right onto Campion Close. The coach house is located at the top of road.

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

Entrance Stairs:
14'7" x 3'1" (4.45 x 0.94)
Hardwood front door with inset spy hole and upper obscure glazing allowing external access into entrance stairs. With wood effect vinyl flooring, door through to garage, carpeted stairs to first floor. Radiator.

Garage:
18'1" x 8'2" (5.53 x 2.51)



Metal up and over garage door with upper perspex glazing allowing borrowed natural light. Door through to garage storage cupboard. The garage benefits from light and power. Mains fuse box.

Garage Storage Cupboard:
9'10" x 3'2" (3.00 x 0.99)
This incorporates the understairs storage space and benefits from the addition of light.

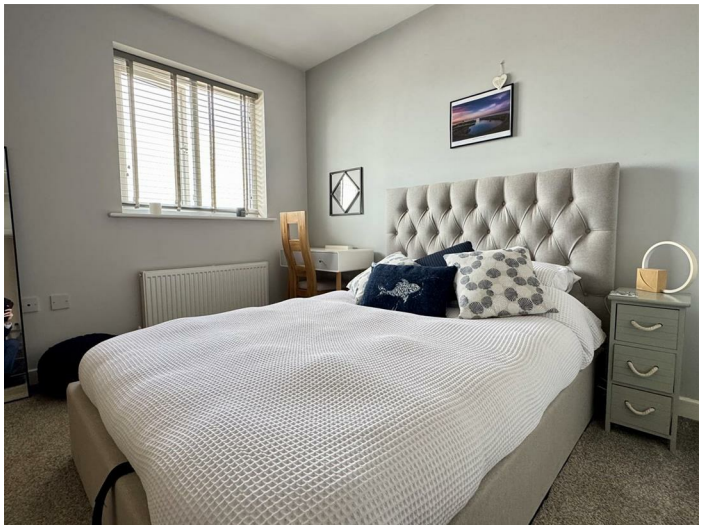
Lounge Diner:
17'7" x 14'1" maximum (5.38 x 4.31 maximum)

Upvc double glazed window to front elevation affording far reaching views. Door through to bedroom two opening through to kitchen, door to bathroom and door to bedroom one. Wood effect vinyl flooring, three radiators. Defined dining area and lounge area, wall mounted thermostat. Television aerial point. BT open reach telephone point.

Kitchen:
8'6" x 6'5" (2.61 x 1.97)

Skylight Velux window affording natural light. Matching wall and base kitchen units, roll top work surfaces with matching splash back. Four ring main gas hob with fit extractor hood above, electric oven below and glass splash back. Space for additional kitchen appliances. The kitchen benefits front soft close technology.

Bedroom One:
12'1" x 8'11" maximum (3.69 x 2.74 maximum)



Upvc double glazed window to front elevation affording far reaching views. Carpeted flooring. Radiator. Television aerial point. Twin doors open to provide access to a useful inbuilt wardrobe offering

tremendous shelved storage facilities. Additional door opens to provide access to the over-stair storage providing yet more storage options.

Bedroom Two:
8'9" x 6'5" (2.67 x 1.97)

Upvc double glazed window to front elevation affording far reaching views. Carpeted flooring. Radiator.

Bathroom:
7'0" x 5'6" maximum (2.15 x 1.70 maximum)

Matching three-piece white bathroom suite comprising low-level flush WC with dual flush and soft close technology. Pedestal hand wash basin with central mixer tap. Panel enclosed bath with central mixer tap and wall mounted mains fed shower over, glass shower screen. Tile effective vinyl flooring part tiled walls. Heated towel rail. Fitted extractor fan. Electric plug-in shaver point.

Outside

Opposite the coach house is additional communal parking and recreation open green area.

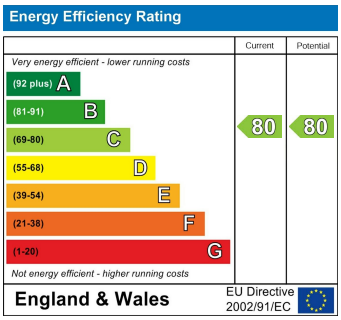
Agent Notes
There is a development management company called First Port. The fee is £173 annually for the up keep of the communal areas.
The Garages of neighbouring homes are leasehold with a peppercorn rent (The vendor advises they do not pay for this). The lease is for 125 years from 16/12/2021.

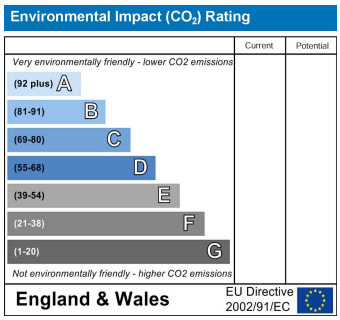
Council Tax - A

Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

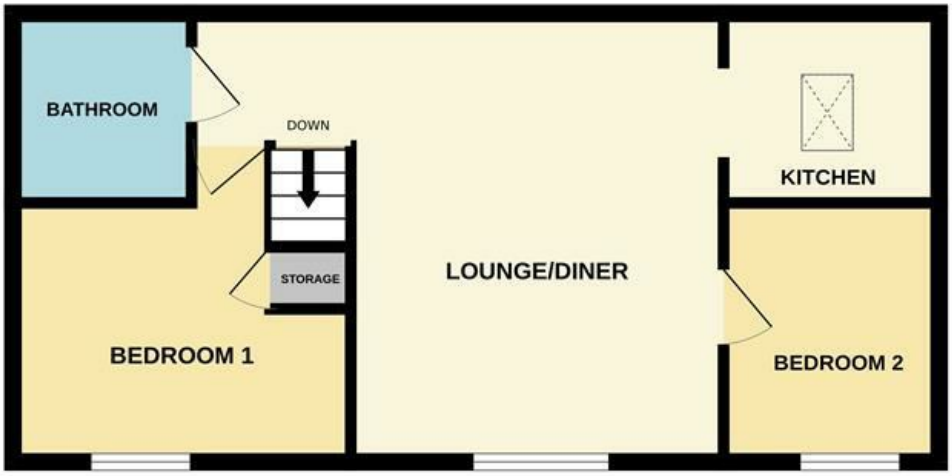
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

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





FIRST 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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