



MAY WHETTER & GROSE

**18 CORMORANT DRIVE, ST. AUSTELL, PL25 3BA
OFFERS IN EXCESS OF £225,000**



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

SITUATED IN A MUCH SOUGHT AFTER RESIDENTIAL AREA IS THIS DECEPTIVELY SPACIOUS FAMILY RESIDENCE WHICH OFFERS GREAT SCOPE AND POTENTIAL. CONVENIENTLY POSITIONED A SHORT DISTANCE FROM LOCAL SCHOOLING, THE HOLMBUSH COMPLEX OF AMENITIES AND SUPERMARKET, ST AUSTELL BAY AND ITS BEAUTIFUL BEACHES. THE PROPERTY IS SET BACK BEHIND A PILLARED ENTRANCE DRIVEWAY WITH PARKING FOR NUMEROUS VEHICLES PLUS CARPORT, GARAGE AND A LARGE LANDSCAPED SUNNY ASPECT REAR GARDEN. INTERNALLY OFFERS WELCOMING ENTRANCE PORCH, KITCHEN/BREAKFAST ROOM, CLOAKROOM WC, GOOD SIZED LOUNGE/DINER TO THE REAR WITH THE ADDITION OF A SUN ROOM AND THREE GOOD SIZED BEDROOMS TO THE FIRST FLOOR PLUS FAMILY SHOWER ROOM. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS SIZE, SCOPE AND POTENTIAL.

***** EPC - D ****



Location:

The property is located within the locally known "Bird Sanctuary" a short distance from St Austell Town and within easy reach of the local supermarkets and amenities at Holmbush. Also in this prominent area of St Austell there are choices of primary schools.

Directions:

From St Austell down Sandy Hill to the right hand turn opposite Sandy Hill School onto Mitchell Road. Further along as the road bears to the left, turn right onto Cormorant Drive head down approximately 300 yards and the property will be set back on the right hand side. A 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.

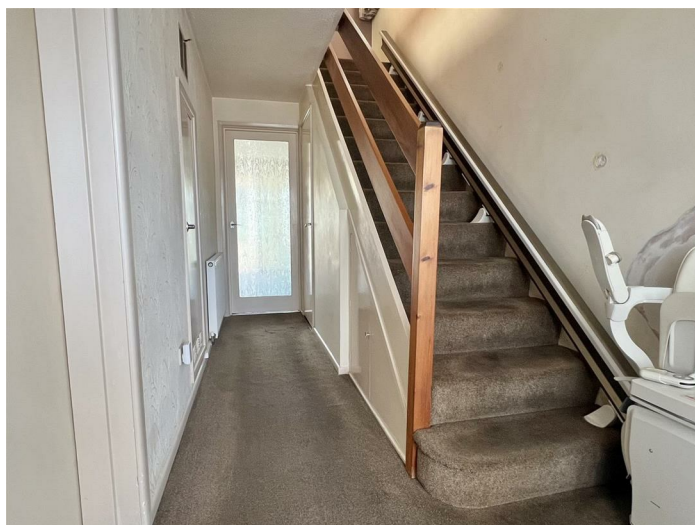
Entrance Porch:

From the driveway there is an obscure double glazed aluminium framed door with glazed side windows opening into the entrance porch with parquet wood flooring.



Internal obscured wood glazed door and side panel

opening through into the hallway with carpeted staircase. Low level understairs storage to the first floor. Further storage cupboard with shelving. Radiator.



Doors through into the kitchen/breakfast room and lounge/diner. Further door into understairs cloakroom WC.

Kitchen/Breakfast Room:

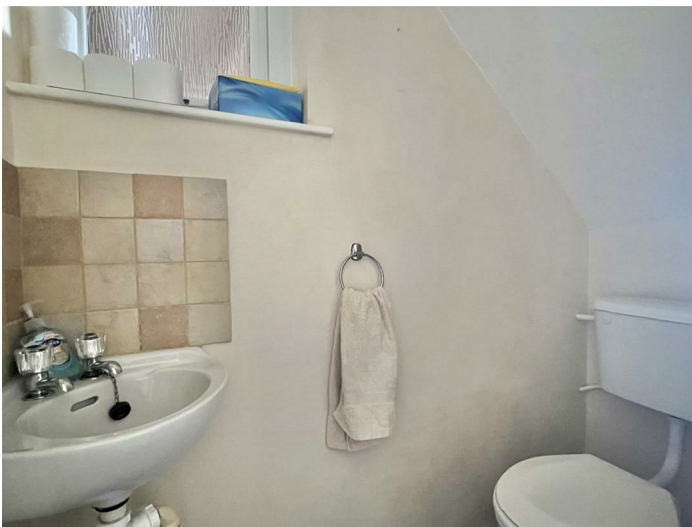
10'5" x 11'1" (max over work surface) (3.20m x 3.40m (max over work surface))



Double glazed window looking out over the driveway and garden. The kitchen comprises of light beech wood effect bevelled edge wall and base units complimented with coloured roll top laminated work surface incorporating four ring hob with extractor above. Tiled splashback. Stainless steel sink drainer and mixer tap. Integrated eyelevel oven. Under unit and freestanding space for further white good appliances. Wall mounted radiator. Slate coloured tiled floor covering. TV point.



Cloakroom WC:



Obscured double glazed window opening into the car port. Corner hand wash basin with tiled splash back.

Lounge/Diner:

16'8" x 16'8" (max) (5.09m x 5.10m (max))



Spacious lounge/diner enjoying an outlook up over the garden from double glazed sliding doors leading into the sun lounge. Glazed window. Radiator opposite. Radiator opposite.

Sun Lounge:

16'0" x 4'9" (4.90m x 1.47m)



Secondary glazed large window enjoying an outlook up over the garden. Hard wearing tiled flooring. Radiator . Door to the side. Further door into garage.

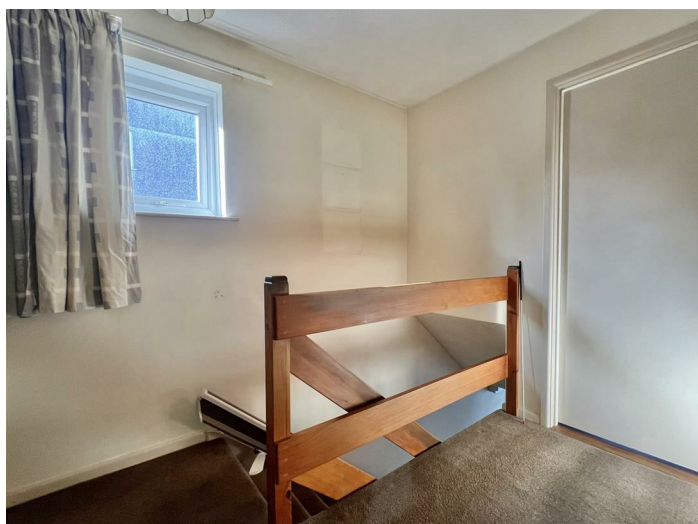


Garage:

8'10" x 16'0" (max) (2.7m x 4.90m (max))



Up and over door opening into carport. Power and light.

Landing:

Carpeted staircase to first floor landing with access through to the loft. Double glazed window to the side. Doors into all three bedrooms and shower room.

Bedroom:

6'6" x 10'9" (max) (2.0m x 3.30m (max))



Double glazed window with deep display sill enjoying outlook down over the garden. Radiator.

Bedroom:

13'9" x 10'2" (4.20m x 3.10m)



Also enjoying a similar outlook from a double glazed window with deep display sill. Radiator. Three double sockets. TV point.



Bedroom:

14'1" x 10'2" (4.30m x 3.10m)



Double glazed window with deep display sill enjoying an outlook over the front and some far reaching views up over to the North side of St Austell. Three double wall mounted sockets. TV Point. Radiator.

**Shower Room:**

6'3" x 8'5" narrowing to 5'4" (1.92m x 2.57m narrowing to 1.65m)



Comprising of modern WC, hand basin with mixer tap set into a white gloss vanity storage cupboard beneath with part tiled splashback. Curved glazed doors into cubicle with integrated shower system and polished marble effect bath sheet surround. Pull cord light with mirror beneath. Radiator. Airing cupboard over the stairs with slatted shelving housing the boiler.

Outside:

To the front the property is set back behind a pillared and part bricked wall surround with a decorative low maintenance border to one side. Opposite is the carport leading through to the garage.

Rear:



A sunny aspect garden area with steps up onto an area of lawn border with path leading down to the right hand side with further pathway partway on the left. Area of lawn with deep planted border enclosed by some strip wood fence panelling and an array of low maintenance planting with greenhouse. Further storage shed.



Council Tax Band - C

Broadband and Mobile Coverage:

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.
<https://checker.ofcom.org.uk/en-gb/broadband-coverage> / <https://www.ofcom.org.uk/mobile-coverage-checker>

Floor Area:

The floor area measurement is taken from the EPC.

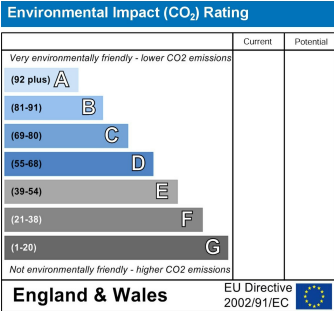
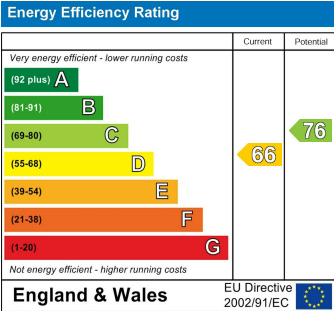
Services:

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

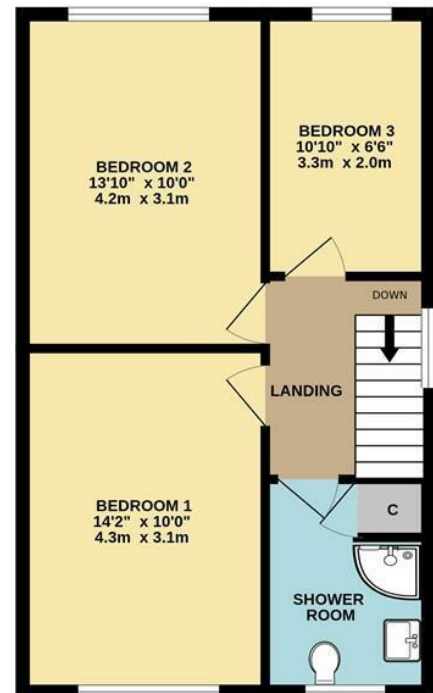




GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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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