



MAY WHETTER & GROSE

**16 CLARENCE ROAD, ST. AUSTELL, PL25 5NJ
OFFERS IN EXCESS OF £200,000**



A WELL POSITIONED, CHAIN FREE MID TERRACE HOUSE WITH THREE BEDROOMS. FURTHER BENEFITS INCLUDE A DELIGHTFUL OPEN PLAN LOUNGE/DINER AND AN ENCLOSED REAR GARDEN. THE PROPERTY IS DOUBLE GLAZED THROUGHOUT WITH GAS FIRED CENTRAL HEATING AND OFFERING ON STREET PARKING. THIS PROPERTY IS WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE AND IS WELL PRESENTED THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL MAINTAINED HOME. EPC - C



Location

St Austell town centre is within walking distance of the property and offers a range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and further education. The picturesque port of Charlestown and 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

From St Austell town centre, head down Truro Road and at the traffic lights, turn right onto Gover Road. Proceed along the road taking the left turn onto Clarence Road. The property is located on the left hand side of the road.

Accommodation

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

Upvc double glazed door with patterned obscure multi panel detailing allows external access into entrance porch.

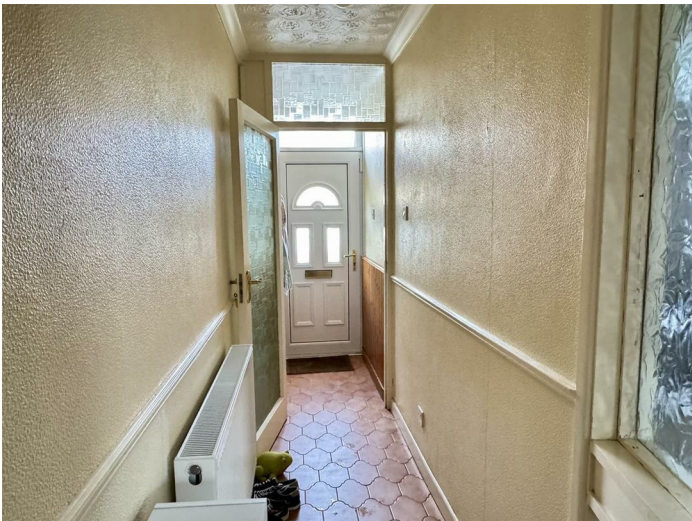
Entrance Porch

3'11" x 3'3" (1.21 x 1.00)

Tiled flooring. Part wood clad walls. High level mains enclosed fuse box. Hardwood door with stippled glazing allowing access through to entrance hall. Textured ceiling.

Entrance Hall

19'9" x 3'4" - max (6.02 x 1.02 - max)



Door through to open plan lounge/diner. Continuation of tiled flooring. Carpeted stairs to first floor. Radiator. Textured ceiling. To the left hand side of the door through to the lounge/diner is single glazed panel.

Lounge/Diner

23'11" x 13'2" - max (7.31 x 4.02 - max)



A lovely twin aspect room with double glazed windows to front and rear elevations. To the front elevation is the official lounge area with carpeted flooring, focal display recesses. Radiator. Textured ceiling. BT Openreach telephone point. Openreach Fibre to premises. Opening through to dining area.

The dining area flows off the lounge, with continuation of carpeted flooring and textured ceiling. Door provides access to under stairs storage cupboard. To the opposite side of the room twin louvre doors open to provide access to a useful in-built storage cupboard. Radiator. Door through to kitchen.



Kitchen

11'5" x 7'8" (3.50 x 2.35)



A well appointed updated kitchen with Upvc double glazed window to rear elevation and double glazed door through to utility. Matching wall and base kitchen units with roll top work surfaces, stainless steel sink with matching draining board and central mixer tap. Fitted electric oven with four ring hob above and fitted extractor hood over. Tile effect laminate flooring. Radiator. Part tiled walls. The kitchen benefits from soft close technology and intelligent storage. Space for additional kitchen appliances.

Utility

6'3" x 6'6" (1.92 x 2.00)



Double glazed sliding patio doors provide access to the enclosed rear garden. Tiled flooring. Polycarbonate roof. Space and plumbing for washing machine and tumble dryer. Wood frame single glazed obscure glass to side elevation.

Landing

16'5" x 7'10" - max (5.02 x 2.41 - max)

Carpeted flooring. Doors to bedrooms one, two, three, WC and family bathroom. Upvc double glazed window to side elevation. Textured ceiling. Twin doors

open to provide access to a useful in-built cupboard. Loft access hatch. At the top of the stairs twin louvre doors open to access yet more in-built storage. Radiator.

W.C.

5'5" x 2'7" (1.66 x 0.81)

Upvc double glazed window to side elevation with obscure glazing. Low level flush WC. Tiled walls. Vinyl flooring.

Family Bathroom

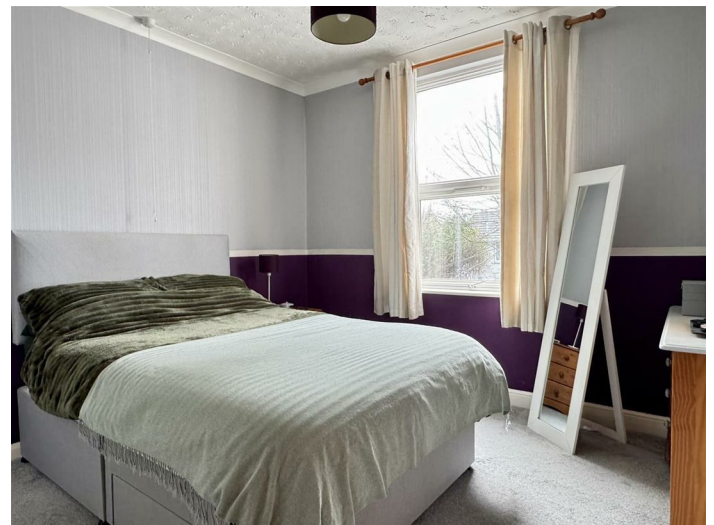
8'9" x 4'10" (2.68 x 1.49)



Upvc double glazed window to rear elevation with obscure glazing. Matching two piece white bathroom suite comprising pedestal hand wash basin and panel enclosed bath with central mixer tap and shower attachment and wall mounted mains fed shower. Part tiled walls to water sensitive areas. Vinyl flooring. Radiator. Textured walls and ceiling.

Bedroom One

9'10" x 10'4" - max (3.01 x 3.17 - max)



Upvc double glazed window to rear elevation. Carpeted flooring. Textured ceiling. Radiator. Fitted wardrobes.

Bedroom Two

9'4" x 12'0" - max (2.855 x 3.68 - max)



Upvc double glazed window to front elevation with a pleasant outlook. Updated carpeted flooring. Radiator. Textured ceiling. Door opens to provide access to useful in-built storage cupboard housing the mains gas central heating boiler and hot water tank. Carpeted flooring.

Bedroom Three

10'4" x 6'7" (3.17 x 2.02)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Textured ceiling.

Outside



To the front of the property a wrought iron gate opens to provide access to a hardstanding area. To the left hand side the front garden is laid to slate with established central tree.

The rear garden is accessed either off the utility area or via the rear communal walkway, the rear garden is laid to paved patio initially off the rear of the property complete with outdoor tap. Steps lead down to a sunken area of lawn complete with wooden shed. In the far left hand corner a gate provides access to the rear communal access lane.



Council Tax Band - B

Broadband and Mobile Coverage

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

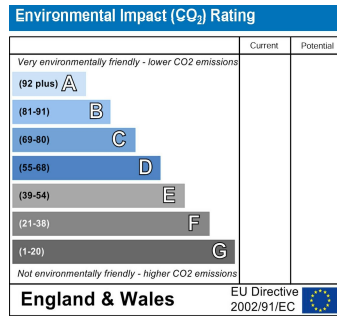
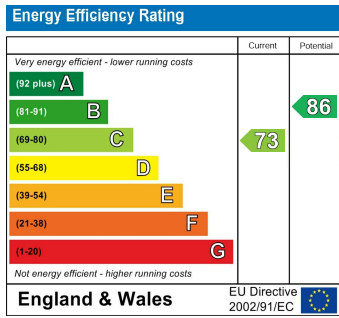
Services

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

Viewings

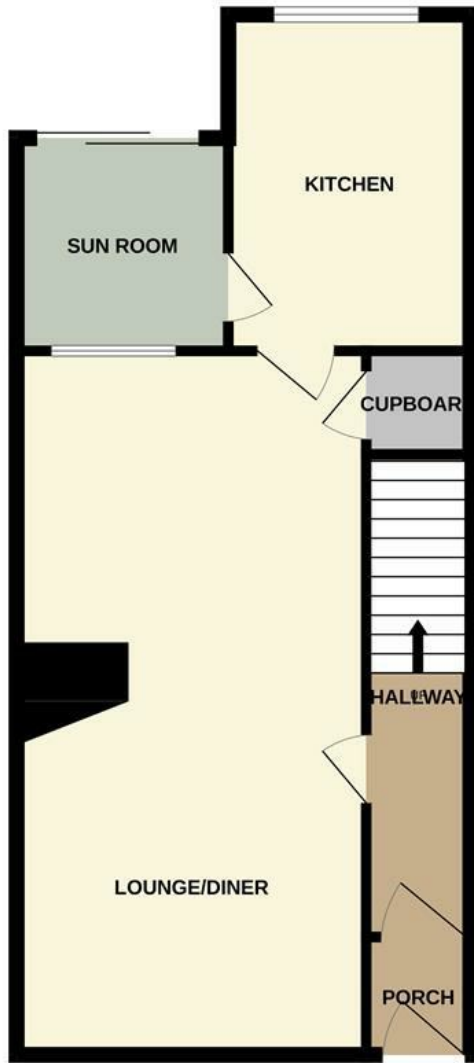
Strictly by appointment with the Sole Agents: May

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GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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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