MAY WHETTER & GROSE

66 GWITHIAN ROAD, ST AUSTELL, CORNWALL PL25 3QL
OFFERS IN EXCESS OF £300,000



** MOTIVATED VENDORS** VIDEO TOUR AVAILABLE**
A WELL PRESENTED DETACHED FAMILY HOUSE, OF THE BRANCASTER DESIGN, BUILT BY WAINHOMES IN CIRCA 2013. THE PROPERTY OCCUPIES A SUNNY ASPECT CORNER PLOT WITH ENCLOSED GARDEN AND DISTANT SEA VIEWS TO THE REAR. FURTHER BENEFITS INCLUDE PRINCIPLE EN SUITE, STONE WORKSURFACES WITHIN THE KITCHEN, GARAGE, AND OFF ROAD PARKING FOR TWO VEHICLES. A VIEWING IS TRULY ESSENTIAL TO FULLY APPRECIATE THIS FAMILY HOME.

*** EPC - C ***





St Austell town centre is situated a short distance away. 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:
Head up Slades Road. Continue to the traffic lights onto Treverbyn Road, and follow the road up to the mini roundabout and turn right into the development, head down and then left onto Carwollen Road. At the end bear left and proceed up the hill, following the road round and then right, past the communal green and play park area and take the left turn. At the next turning turn right where the property is located in front of you on the right hand side of the road.

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

A covered canopy front entrance with courtesy lighting, with part double glazed door into entrance hall.

Entrance Hall:
6'6" x 5'6" (1.99m x 1.68m)



Stairs to first floor. Doors through to lounge, kitchen/diner and ground floor WC. Telephone point.

WC:
4'5" x 3'1" (1.35m x 0.96m)



Comprising of Wc and hand wash basin with part tiled splashback. Tile effect vinyl flooring. Radiator. Fitted extractor fan.

Lounge:
14'1" x 10'11" widening to 16'0" (4.31m x 3.34m widening to 4.88m)



A delightful twin aspect room with Upvc double glazed patio doors allowing access to the enclosed rear garden and further Upvc double glazed window to front. Two radiators. TV and telephone sockets.



Kitchen/Diner:
16'0" x 16'0" at maximum points (4.89m x 4.89m at maximum points)





Offering a twin aspect with double glazed patio doors allowing access to the enclosed rear garden and further double glazed window to front. The kitchen offers a good range of cream fronted wall and base kitchen units, with soft close doors and drawers along with under unit lighting, complimented with a polished granite work surface with gold splash back. Stainless steel one and a half bowl sink with fitted central mixer tap Integral slimline dishwasher. Twin AEG oven/grill/microwave combination and buttonless AEG four ring induction hob with extractor above. Space for washing machine. High level television aerial point and socket.











First Floor Landing:
10'9" x 6'7" (3.29m x 2.02m)



Double glazed window to rear offering delightful distant sea views. Doors off to all bedrooms, family bathroom and airing cupboard. Carpeted flooring. Radiator. Loft access hatch.

Family Bathroom:
6'6" x 5'6" (1.99m x 1.68m)



Obscure double glazed window to front. Comprising a white bathroom suite, of low level WC, hand wash basin with tiled splashback, panelled bath with central mixer tap, complete with fitted shower above and folding glass shower screen. Tile effect vinyl flooring. Radiator. Electric plug in shaver point. Fitted extractor fan.

Bedroom Two:
9'4" x 8'2" (2.87m x 2.51m)



Double glazed window to front. Radiator. Carpeted flooring.

Bedroom Three:
7'5" x 9'4" (2.28m x 2.87m)



Double glazed window to rear offering distance sea views. Carpeted flooring

Principle Bedroom:
16'0" x 10'11" (4.89m x 3.34m)



Benefiting from fitted wardrobes. TV & telephone points. Double glazed window. Carpeted flooring. Radiator. Door into en-suite.

En-Suite:
7'6" x 4'5" (2.30m x 1.36m)



Obscure double glazed window to rear. White suite comprising low level WC, hand wash basin and sliding glass doors into shower. Fitted extractor fan. Part tiled walls. Tile effect vinyl flooring. Radiator.

Outside:



Perfectly positioned and accessed towards the end of the no through road. To the front there is off road parking for two vehicles and access to the garage. Wooden access gates to both sides lead into the sunny aspect landscaped rear garden.



From the kitchen/diner or lounge double doors lead out onto a raised area enjoying some far reaching views. Steps lead down to landscaped relaxing areas. The rear garden is well stocked with an array of plants and shrubs all enclosed with wood fencing Outside tap. External power points. Tucked to the side is a useful stage workshop shed.

Garage:
17'0" x 8'6" (5.20m x 2.61m)



Metal up and over garage door. Light and power. Further benefits include eaves storage.



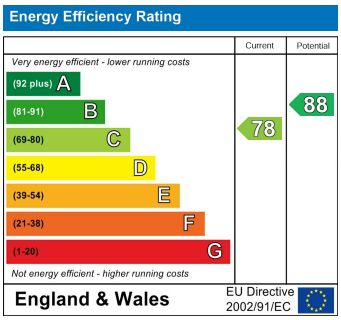
Council Tax - C

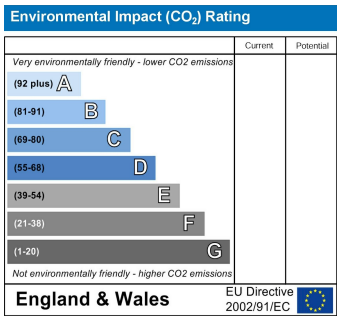
Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

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

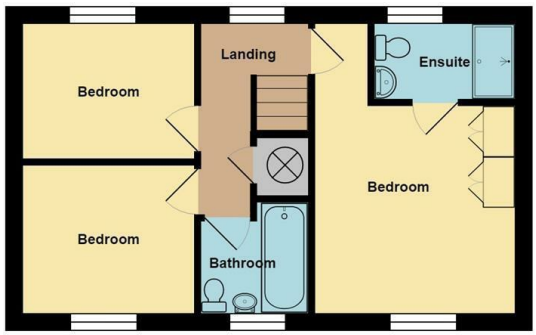
Agents ntoes
There is a management Company with a fee of approx £375pa for the up keep of the communal areas


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
88
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC



Ground Floor



First Floor

All measurements are approximate and for display purposes only.
Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
Any figure given is for initial guidance only and should not be relied upon as a basis for valuation

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