MAY WHETTER & GROSE

76 ALEXANDRA ROAD, ST. AUSTELL, PL25 4QN
PRICE GUIDE £300,000



A CHAIN FREE SEMI-DETACHED FOUR BEDROOM HOUSE WITH TWO RECEPTION ROOMS AND WELL PRESENTED THROUGHOUT. THE PROPERTY BENEFITS FROM UPVC DOUBLE GLAZING, MAINS GAS FIRED CENTRAL HEATING, SPACIOUS REAR GARDEN AND GARAGE LOCATED TO THE REAR. THE PROPERTY IS WITHIN CLOSE REACH OF LOCAL AMENITIES. AN EARLY VIEWING AS ADVISED TO FULLY APPRECIATE THE FINISH ACHIEVED.

** EPC - E ***





Location:
St Austell town centre is situated within a short walk 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 town head up East Hill, at the roundabout carry straight on onto Alexandra Road. Follow the road down and the property is located on the right hand side of the road.

Accomodation:



Front door with inset obscure glazing allowing external access into entrance porch.

Entrance Porch:
5'2" x 4'0" (1.59m x 1.23m)
High-level mains enclosed fuse box. Original tiled flooring. Original inner door with triple glazing allowing access through to inner hall.

Inner Hall:
17'1" x 5'10" (max) (5.22m x 1.80m (max))



Doors off to lounge dining room and kitchen. Original tile flooring. Carpeted stairs to first floor. Radiator. Twin doors open to provide access to the under stair storage cupboard.

Lounge:
15'7" x 13'9" (max) (4.76m x 4.20m (max))



Upvc double glazed bay window. Carpeted flooring. Focal multi fuel burner set within chimney recess with slate backing and half with decorative wooden mantle. Picture rail. Textured ceiling. Two radiators.

Dining Room:
11'10" x 12'3" (3.63m x 3.75m)



Upvc double glazed patio doors provide access to the spacious and enclosed rear garden. Exposed wood flooring. Focal cast iron fireplace with polished black granite hearth and decorative wooden mantle to either side of the chimney breast. Storage cupboard with obscure glazing and open shelving. Picture rail. Radiator. BT open reach fibre link to premises.



Kitchen:
18'9" x 10'4" (max) (5.72m x 3.17m (max))
Upvc double door to side elevation with upper glazed insert panel and two Upvc windows to side elevation. Matching wall base kitchen units with square edge works surfaces and matching upstand. Composite one and a half sink with matching draining board and central mixer tap. The kitchen benefits from integral dishwasher, integral fridge and integral freezer. Space for large gas range with fitted extract hood above. Radiator. Space for additional kitchen appliances.

Utility:
7'6" x 4'5" (2.31m x 1.36m)



Double window to side elevation with obscure glazing. Work surface with kitchen base units below. Space for washing machine. Ceramic sink with central mixer tap. Tiled flooring.

WC:
4'5" x 2'9" (1.35m x 0.85m)
Low level flush WC. Tiled flooring. Tiled walls.

Landing:
18'8" x 5'10" (max) (5.69m x 1.79m (max))



Doors of to bedrooms one, two, three, four and family bathroom. Airing cupboard. Carpeted flooring. Loft access hatch.

Bedroom Four:
10'10" x 12'3" (3.31m x 3.74m)



Upvc double glazed window overlooking the rear garden. Carpeted flooring. Radiator.



Family Bathroom:
7'9" x 7'10" (max) (2.38m x 2.39m (max))



(Irregular shaped room)
Upvc window to side elevation. Matching updated white bathroom suite comprising low-level WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit, enclosed pea shaped bath with gold mixer tap overhead and shower with detachable body and fitted shower screen. Tile effective vinyl flooring. Tile walls. Fitted storage.



Bedroom Two:
10'6" x 12'2" (3.21m x 3.73m)



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

Bedroom One:
13'6" x 10'5" (4.13m x 3.19m)



Double glazed window to front elevation. Carpet flooring. Radiator.

Bedroom Three:
9'10" x 8'0" (3.02m x 2.45m)



Double glazed window to front elevation. Radiator.

Garage:
16'5" x 9'4" (5.02m x 2.85m)



Outside:





The front garden is laid majority to lawn with hardstanding walkway across the front of the property. The walkway provides access from the road to the front door. To the right hand side is an evergreen bush border with the front and left elevations in the form of exposed stone wall with a chipped area directly inside of the front wall. A hardstanding walkway provides access via the left-hand side of the property to the garage to the rear.





The rear garden has an elevated patio with outdoor tap. The garden drops down to provide access to the formal garden with slate walkway providing access to be rear gate. Immediately to the rear of the property is a useful attached outbuilding with light and power. The boundaries are clearly defined with wood fencing to right, left and rear. Beyond the outbuilding is an area of decking with seating to the rear of the plot. A gate at the rear provides access to the properties garage.

Garage:
The garage is the first green door to the right hand side, upon exiting the rear access gate.

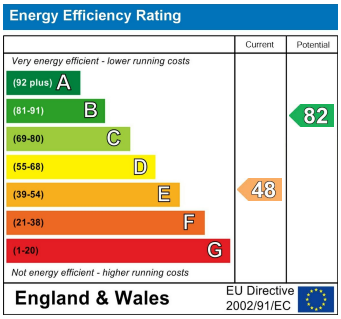
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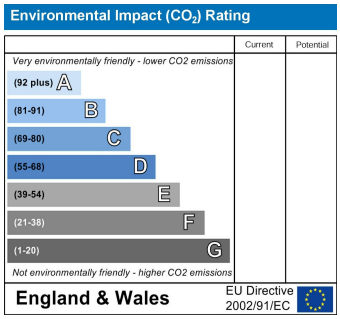
Floor Area:
The floor area measurement is taken from the EPC.

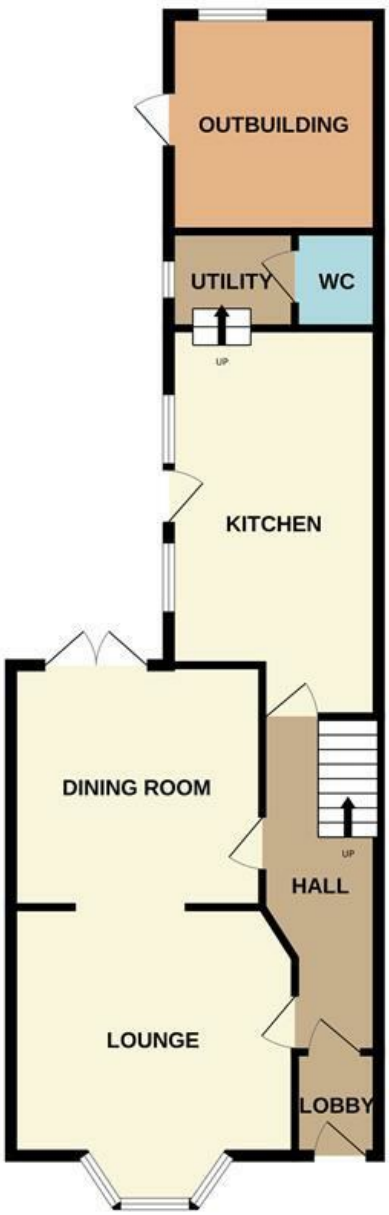
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

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

Council Tax Band - C


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
48
82
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





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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