MAY WHETTER & GROSE

54 STANNARY ROAD, ST. AUSTELL, PL26 8SS
GUIDE PRICE £215,000



A WELL POSITIONED SEMI DETACHED HOUSE OCCUPYING A LARGE PLOT WITH THREE BEDROOMS AND OFF-ROAD PARKING. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING AND OIL FIRED CENTRAL HEATING. THE PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY OF THE A30, THE MAIN ARTERY ROUTE THROUGHOUT CORNWALL AND IS WITHIN CLOSE REACH OF SHOPPING FACILITIES, PRIMARY AND SECONDARY SCHOOLS. TREVERBYN PARK IS LOCATED WITHIN HALF A MILE OF THE PROPERTY. BOASTING DELIGHTFUL FAR REACHING VIEWS TO THE REAR TOWARDS ROUGH TOR SOME 25 MILES DISTANT. AN EARLY VIEWING IS RECOMMENDED.

** EPC - D ***



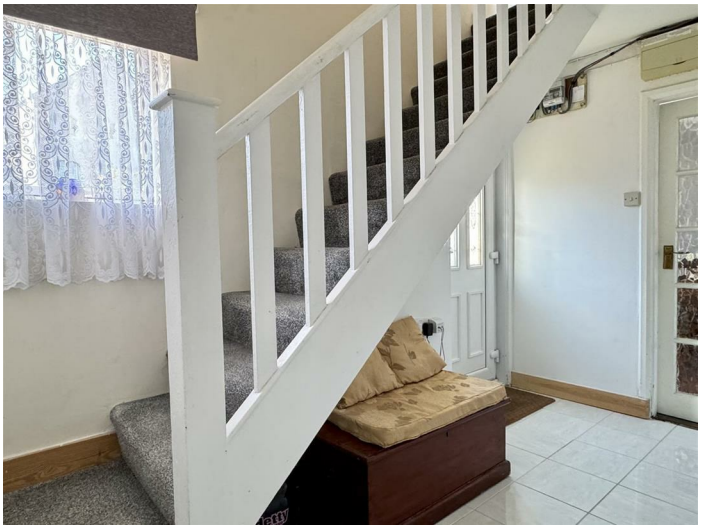


Location:
St Austell town centre is situated approximately 3 miles away. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 10 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 17 miles from the property. The A30 is within close proximity to the property, this is the main artery route through Cornwall offering fantastic transport links.

Directions:
From St Austell head onto the A390 distributor road towards Roche. At the Stenalees roundabout turn right (the third exit) signposted Stenalees and Bugle (Stannary Road). Follow the road along for approximately half a mile. The property is located on the right hand side of the road, opposite the bus stop. Off road parking is to the rear of the property. Viewers can use the parking area when viewing, or park on the opposite side of the road to the front of the property if space is available.

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

Entrance Hall:
11'11" x 5'6" (3.64m x 1.70m)



Upvc double glazed front door with inset obscure leaded detailing allows external access. Upvc double glazed window to front elevation. Tiled flooring. Carpeted stairs to first floor with open storage recess below. Radiator. High-level mains enclosed fuse box. Doors to kitchen and lounge/diner. BT Openreach telephone point.

Lounge Diner:
15'4" x 12'2" (max) (4.68m x 3.72m (max))



A delightful twin aspect room with Upvc double glazed windows to front and rear elevation combining to provide natural light. Exposed wood flooring. Textured ceiling. Radiator. Space for dining table.



Kitchen:
12'5" x 9'3" (max) (3.80m x 2.82m (max))



Hardwood door provides access to rear porch/utility. Two Upvc double glazed windows to rear elevation. Door through to bathroom. Matching wall and base kitchen units with roll top work surfaces. Matching splashbacks and part tiled walls. Stainless steel sink with matching draining board and central mixer tap. Four ring electric hob with fitted electric oven below. Integral fitted intelligent storage, soft close technology and breakfast bar. Tiled flooring. Fitted shelving.





Bathroom:
9'11" x 4'5" (3.03m x 1.37m)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising: panelled bath with central mixer tap and fitted shower attachment, pedestal hand wash basin with central mixer tap and fitted shower cubicle with sliding glass shower doors and wall mounted shower. Radiator. Tile effective vinyl flooring. Fitted extractor fan.

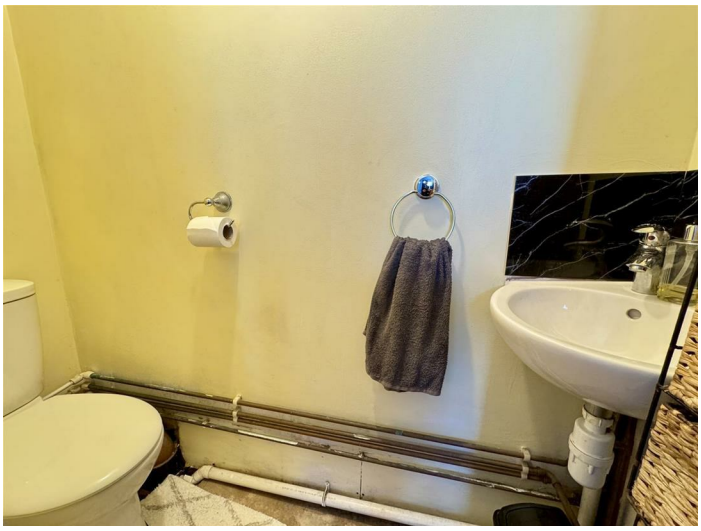


Rear Porch/Utility:
6'6" x 8'5" (max) (1.99m x 2.58m (max))



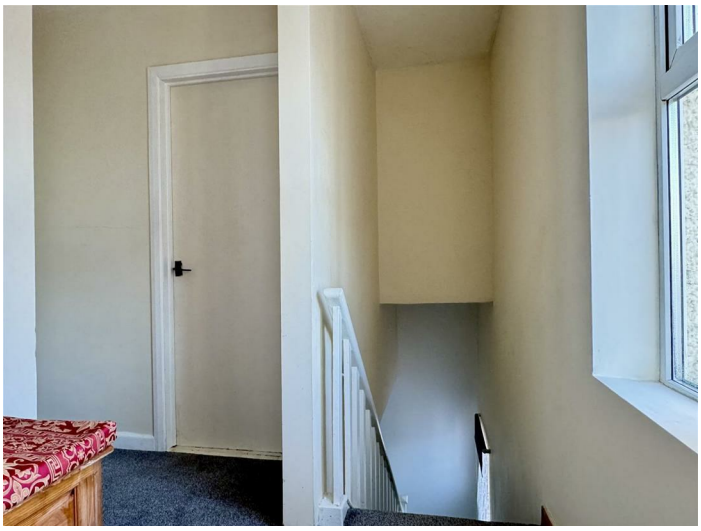
Upvc double glazed door with upper obscure glazing allows external access, matching sealed glazed unit to right hand side and Upvc double glazed window to side elevation. Opening to WC. Space for washing machine, tumble dryer and fridge freezer. Floor standing oil fired Green Star Heat Slave 12/18 central heating Boiler.

WC:
6'1" x 1'11" (1.86m x 0.60m)



Low level flush WC with dual flush technology. Hand wash basin with central mixer tap. Fitted extractor fan.

Landing:
8'11" x 6'3" (max) (2.72m x 1.91m (max))



Upvc double glazed windows to front elevation, one at bottom and one at top of stairs. Carpeted flooring. Loft access hatch. Doors to bedrooms one, two, three and first floor WC.

Bedroom Three:
9'4" x 6'2" (2.85m x 1.89m)



Upvc double glazed window to front elevation. Exposed wood flooring.



Bedroom One:
12'5" x 9'4" (max) (3.79m x 2.86m (max))



Two Upvc double glazed windows to rear elevation offering for reaching views towards Rough Tor, some

25 miles distant. The rear elevation also enjoys an outlook over the enclosed and spacious rear garden. Exposed wood flooring. Radiator. Exposed cast-iron fireplace. Bespoke shelving and fitted wardrobes.



WC:
6'2" x 3'6" (max) (1.90m x 1.07m (max))



Upvc double glazed window to rear elevation with obscure glazing. Matching two piece WC suite comprising low level flush WC with dual flush technology and pedestal hand wash basin with central mixer tap. Tile effect vinyl flooring. Part tiled walls. Fitted extractor fan.

Bedroom Two:
12'5" x 8'5" (max) (3.79m x 2.58m (max))



A generous double second bedroom with Upvc double-glazed window to rear elevation again offering delightful far reaching views. Carpeted flooring. Radiator. Useful storage recess incorporating the over stair storage area.



External description



To the front of the property, there is a manageable area of gravel well enclosed with low-level exposed block wall. A central opening with gate provides access to the front door. To the right hand side of the property an opening provides access to the enclosed rear garden.



The property offers off-road parking for numerous vehicles with the properties oil tank located to the far left-hand side. Above this is an elevated patio area which catches a great deal of sun and offers breath-taking views. A sloped walkway to the left and right provides access back through to the parking area. A wooden gate provides access to the spacious and enclosed rear garden.



After entering the gate to the right hand side there is a metal storage shed offering fantastic storage facilities. A hardstanding walkway flows down the centre of the rear garden, providing access to the lower area of lawn. To the left-hand side, opposite the shed, there is a large and well stocked pond with further hardstanding area. To the right hand side, the lower area of garden is laid to lawn and backs onto an area of woodland accessible for dog walking. Outdoor tap located to the rear of the property.

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

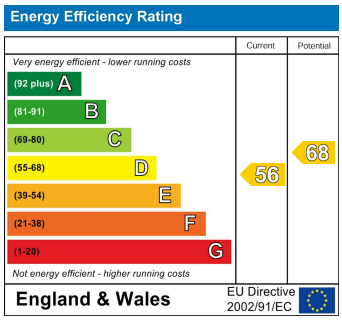
Council Tax Band: B

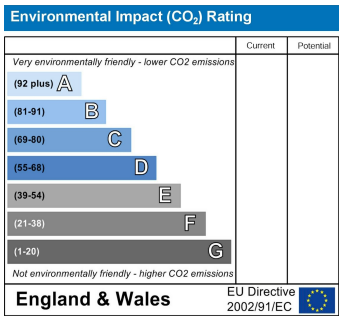
Floor Area:

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

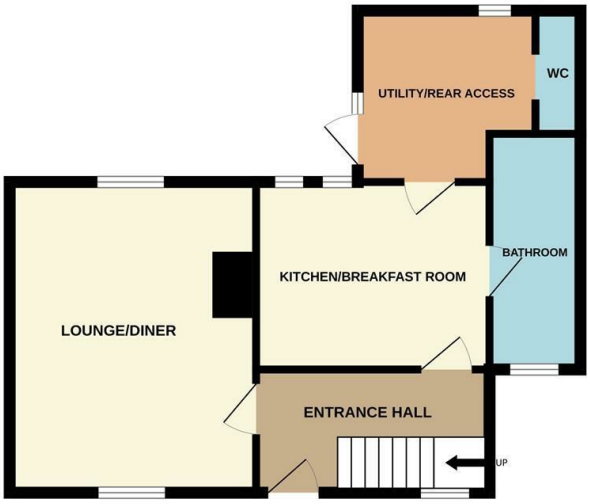
Viewing:
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Note:
We are advised that the property to the right owns the driveway, number 54 has vehicular and pedestrian access over it to get their parking area.

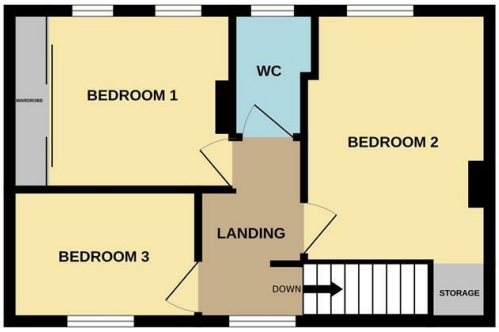




GROUND FLOOR



1ST 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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