



MAY WHETTER & GROSE

59 EDGCUMBE GREEN, ST. AUSTELL, PL25 5EE
PRICE GUIDE £325,000



A DETACHED TWO/THREE BEDROOM BUNGALOW SITUATED AT THE END OF A CUL-DE-SAC IN THIS POPULAR RESIDENTIAL LOCATION. THE BUNGALOW HAS BEEN UPGRADED AND IMPROVED TO PROVIDE MODERN SINGLE STORY LIVING BENEFITING FROM SOLAR PANELS, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, GARAGE, OFF ROAD PARKING AND SITS IN A GOOD SIZE PLOT.

**** EPC - B ****



Location

St Austell town centre is situated within a short distance 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 take the A3058 known locally as Hospital Hill and at the top when the road levels out turn left into Edgcumbe Green. Follow the road along bearing left and down the hill. Turn into the second cul-de-sac where number 59 will be found at the very end..

Accommodation

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

Entrance Porch

With Upvc front entrance door. Double glazed window. Glazed door.

Entrance Hallway



Radiator. Trap to loft with ladder with part boarding and electric light. Built-in storage cupboard. Doors to:

Lounge

15'1" max x 12'9" max (4.6 max x 3.9 max)



Large double glazed window to front. Radiator. Wood burner. Built-in storage cupboard. Door to:



Kitchen/Diner

14'9" x 10'2" (4.5 x 3.1)



Fitted with a good range of white modern fronted kitchen units with wood effect work surfaces with tiled

splashback. Breakfast bar. Two double glazed windows. Stainless steel sink. Cooker panel point. Space for washing machine and fridge. Wall mounted heater. Inset ceiling lights. Built-in larder cupboard. Recess for tall fridge freezer.



Bedroom One

14'1" x 9'6" (4.3 x 2.9)



Double glazed window. Radiator.

Bedroom Two

11'9" x 8'6" (3.6 x 2.6)



Double glazed window to rear. Radiator.

Bedroom Three/Dining Room

11'1" x 6'2" (3.4 x 1.9)



Double window to front. Radiator.

WC

5'6" x 2'11" (1.7 x 0.9)



Low level WC. Double glazed window.

Shower Room

5'6" x 5'6" (1.7 x 1.7)



Full width shower with glass screen and mains shower unit. Wash handbasin. Radiator. Double glazed window.

Outside



To the front of the property leading from the end of the cul-de-sac is a tarmac drive providing additional parking for at least two vehicles. The drive leads to the garage.

From the driveway, three steps lead down to the front garden where a paved pathway continues across the front of the bungalow to the side. Also to the front is an area of lawned garden with various shrubs and flowers.

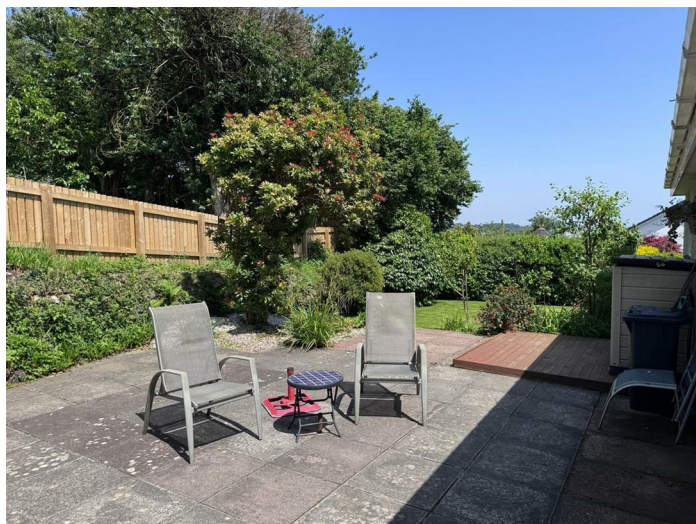
Garage:

19'0" x 9'2" (5.8 x 2.8)

(measures approximately)

Up and over door. Power. Light. Rear window.

Rear Garden:



To the left-hand side a gate and paved pathway leads to the rear garden. The rear garden is laid partly to a paved patio area with a lawned section below. There is a range of mature trees and shrubs. Also, in the back garden is a detached garden office.



Garden Office
11'5" x 7'6" (3.5 x 2.3)



(approximately)
Double glazed doors. Double glazed window. Power.



To the second side is a further area of garden with lawn area and vegetable growing patch.

Council Tax Band - D

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.

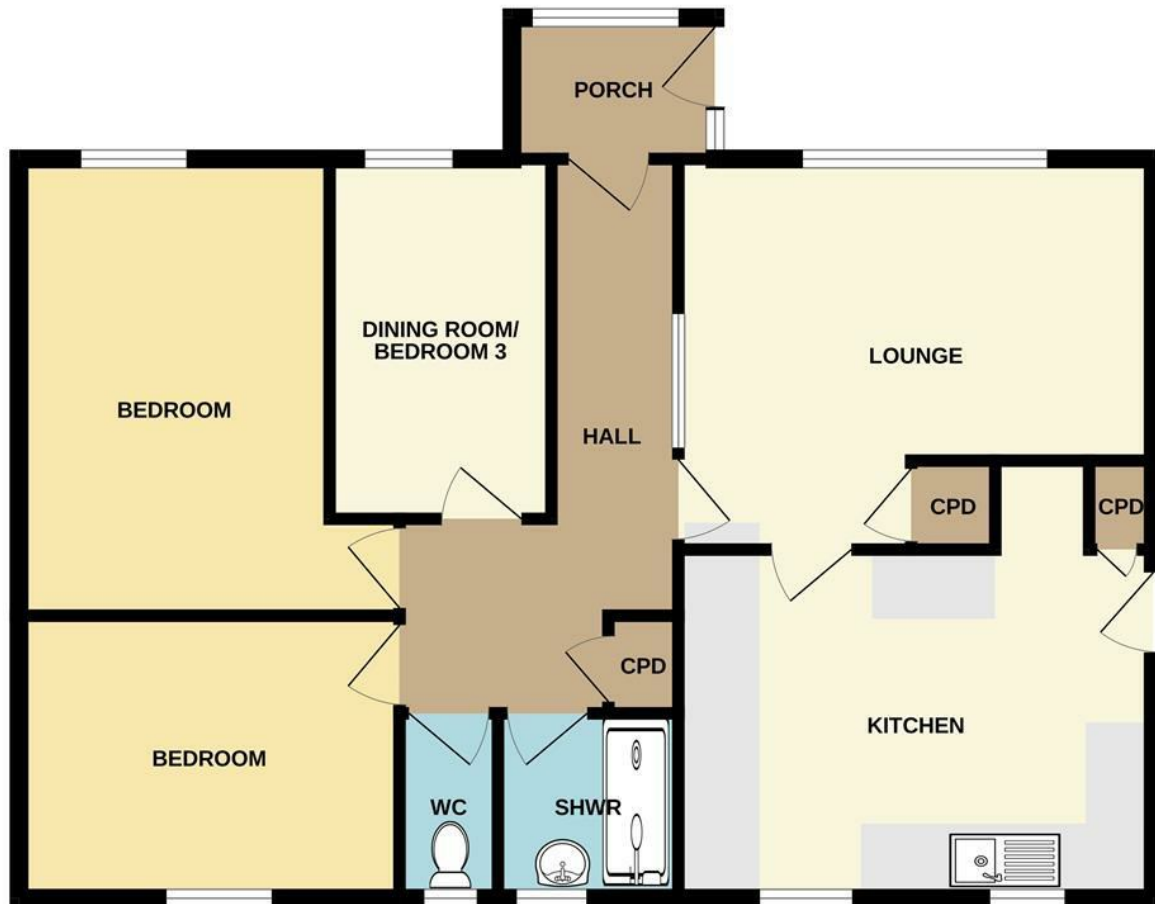
Viewings

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



GROUND 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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