



MAY WHETTER & GROSE

107 PHERNYSSICK ROAD, ST. AUSTELL, PL25 3TZ
GUIDE PRICE £275,000



**** A CHAIN FREE ****

SEMI DETACHED THREE BEDROOM COTTAGE WITH TWO RECEPTION ROOMS, SUNROOM, GARAGE AND AMPLE OFF-ROAD PARKING. THE PROPERTY ENJOYS A PEACEFUL SETTING ON A NO-THROUGH ROAD AND ENJOYS A SPACIOUS PLOT WITH BEAUTIFULLY MAINTAINED ENCLOSED GENEROUS REAR GARDEN. FURTHER BENEFITS INCLUDE OIL CENTRAL HEATING THROUGHOUT AND MAJORITY UPVC DOUBLE GLAZING. AN EARLY VIEWING IS ADVISED.

***** EPC - AWAITING *****



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 town head up East Hill to the roundabout. Turn left onto Kings Avenue and along to the roundabout at the end, turning right to Polkyth Road. Head past the park on the left hand side and the library on the right and turn left at the roundabout onto Poltair Road. Head up the road to the roundabout at the top by Poltair School and bear right heading along Tregonissey Road. Head along the road past the college to the end where you will reach a set of four-way traffic lights. Head straight across and over the speed humps, pass the old school building on the left. At the mini roundabout take the right hand turning onto Phernyssick Road, continue down the hill, and across the mini roundabout, Just after the Roslyn Close turning on your right there is a bus stop on your left, turn up the lane by the bus stop and Hideaway will be found a short distance up on the right.

Accommodation:

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

Entrance Porch:

6'0" x 2'9" (1.83m x 0.86m)

Matching hardwood door with inset obscure detailing allows access through to the kitchen. Tiled flooring. Focal wood frame single glazed circular window to front elevation with leaded detailing.

Kitchen:

14'0" x 9'7" (4.29m x 2.93m)



A beautiful twin aspect kitchen with Upvc double glazed window to front elevation with lead detailing. Wood frame single glazed circular window to side elevation. Matching wall and base kitchen units with integral fridge, freezer, dishwasher and washing machine. Roll top work surfaces. Belfast sink with central mixer tap. Four ring electric hob with fitted extractor hood above. Fitted electric oven with microwave above. Tiled flooring. Exposed ceiling beams. Textured ceiling. Tiled walls. BT open reach telephone point. Television aerial point.



Dining Room:

14'0" x 10'9" (4.28m x 3.29m)



Upvc double glazed patio doors to rear elevation with full length glazed panels and matching sealed glazed units to left and right hand side enjoying a delightful outlook over the spacious and enclosed rear garden. Carpeted flooring. Radiator. Textured ceiling.

**Bedroom Three:**

10'10" x 7'5" (3.31m x 2.27m)

Upvc double glazed window to rear elevation with inset leaded detailing. Radiator. Carpeted flooring. Textured ceiling. Telephone point.

Lounge:

16'4" x 11'10" (4.98m x 3.61m)



Twin hardwood doors with multi panel single glazing allows access through to sunroom. Focal exposed stone chimney breast housing solid fuel wood burner with feature clome oven to right hand side. Carpeted flooring and stairs to first floor. Open storage recess below. Exposed ceiling beams. Radiator. Television aerial point.



Sunroom:

11'8" x 8'2" (3.58m x 2.49m)



Upvc double glazed door with full length glazed panel allowing external access to rear garden. The remainder of the rear and left elevations are in the form of sealed glazed units with opening windows to the top. Polycarbonate roof. Radiator. Tiled floor.

**Bedroom Two:**

14'0" x 9'6" (4.29m x 2.90m)



Upvc double glazed window to front elevation with leaded detailing affording a far reaching outlook over the surrounding area. Radiator. Carpeted flooring. Loft access hatch. Textured ceiling.



Bedroom One:

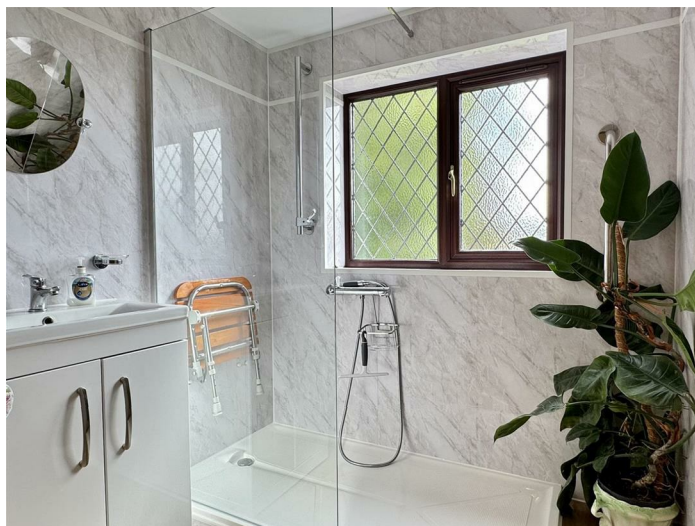
14'9" x 8'9" (4.51m x 2.69m)



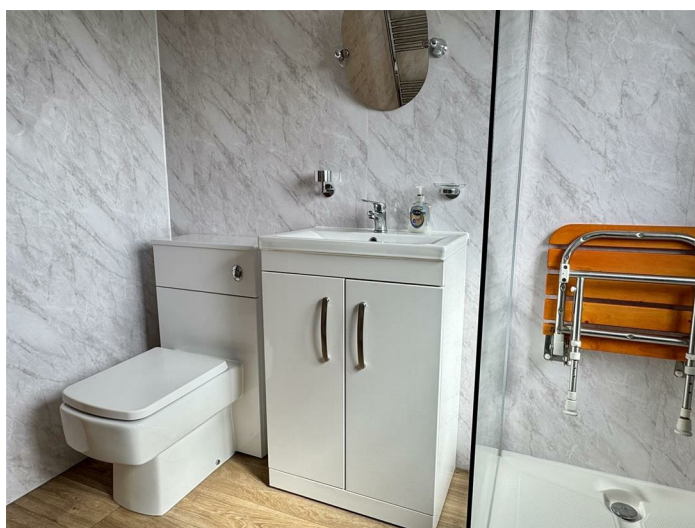
Two wood frame single glazed windows to rear elevation with leaded detailing. Carpeted flooring. Radiator. Textured ceiling. Additional loft access hatch.

**Shower room:**

7'6" x 6'1" (2.30m x 1.86m)



Upvc double glazed window to rear elevation with obscure leaded detailed glazing. Updated three piece white shower suite comprising low level flush WC with soft close and dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit and shower enclosure with glass shower screen and wall mounted shower with detachable nozzle. Wood affect vinyl flooring. Water resistant cladding to walls and ceiling. Fitted extractor fan. Heated towel rail.



Outside:



Immediately to the front of the property, a large tarmac drive provides off-road parking for numerous vehicles. The property benefits from outdoor tap located to the front of the property. The properties oil tank is located to the right hand side of the parking area, opposite the front door. This parking area is surrounded by an established planted bed which offers a good degree of privacy. A gate then provides secure access to the enclosed rear garden. To the left-hand side is the properties garage.

Garage

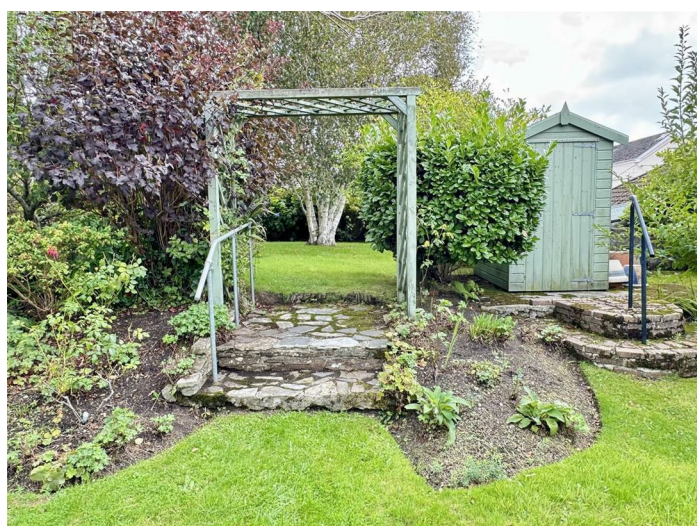
19'10" x 13'4" (6.06m x 4.07m)

Metal up and over garage door. Light and power.

Rear Garden:



Immediately to the rear of the property is a brick patio area that catches a great deal of sun. Steps lead up to a generous expanse of lawn. There are established planted boundaries to the right and left-hand side. At the end of the first section of lawn steps lead up to an additional section of lawn enclosed with an array of planting and shrubbery with a greenhouse located to the far left-hand corner. Additional shed located to the right hand side. This spacious plot will greatly appeal to any keen gardeners, a massive selling point for this private tucked away property.



Council Tax Band - C

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>

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

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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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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