MAY WHETTER & GROSE

1 THE SIDINGS, ST. AUSTELL, PL25 4TJ
GUIDE PRICE £175,000



A SEMI-DETACHED TWO DOUBLE BEDROOM HOUSE BENEFITING FROM OFF-ROAD PARKING AND OCCUPYING A NO THROUGH ROAD SETTING. FURTHER BENEFITS INCLUDING UPVC DOUBLE GLAZING THROUGHOUT, MAINS GAS FIRED CENTRAL HEATING, ENCLOSED LOW MAINTENANCE REAR GARDEN ALL WITHIN CLOSE REACH OF LOCAL AMENITIES. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED PROPERTY.

** EPC - C ***





Location:
Located within a development know as The Village and within a short distance from St Austell town and railway station.

Directions:
From St Austell head down to Polkyth Road past the leisure centre, fire station and ambulance station on the right. At the mini roundabout take the third exit into the development. In front of you there will be a commercial building, bear right along Trevail Way. At the end of Trevail Way you will see the turning for The Sidings. The property is located on your left.

Accommodation:
Main front door with inset obscure glazing and spy hole allows external access into:

Entrance Hall:
16'0" x 3'2" (max) (4.88m x 0.97m (max))



Wood effect laminate flooring. Carpeted stairs to first floor. Radiator. Wall mounted thermostat. Door through to:

Lounge:
15'5" x 10'9" (4.70m x 3.30m)



Upvc double glazed window to front elevation. Door through to kitchen diner. Door providing access to understairs storage void housing the mains fuse box. Carpeted flooring. Two radiators. Television aerial point. BT fibre link to premises. BT telephone point. Television aerial and satellite points.



Kitchen Diner:
14'0" x 9'9" (4.27m x 2.98m)



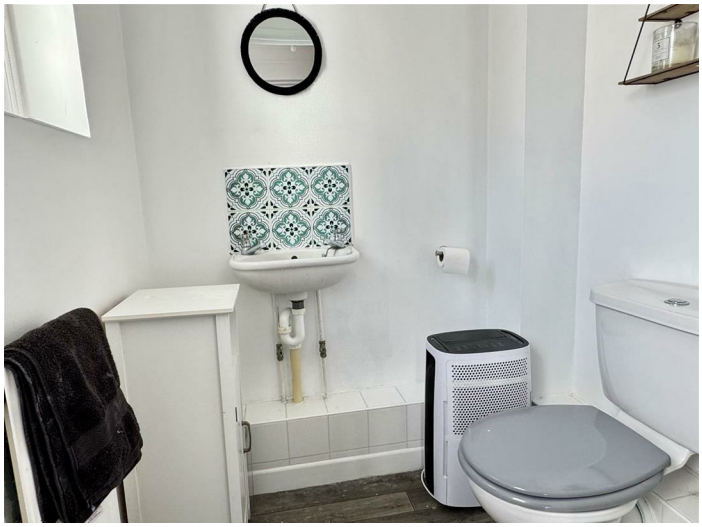
Upvc double glazed window to rear elevation overlooking the low maintenance and enclosed rear garden with far reaching views beyond. Wood effect laminate flooring. Matching wall and base kitchen units finished in a dark blue matt. Roll top works surfaces. Composite one and a half bowl sink with matching draining board and central mixer tap. Space for cooker/electric hob with fitted extractor hood over. Tiled walls. Space for additional kitchen appliances and dining table. Radiator.





Rear Porch:
5'4" x 3'2" (1.65m x 0.97m)
Rear door with upper inset glazed panel provides access to the low maintenance and enclosed rear garden. Door through to ground floor WC. Wood effect laminate flooring. Radiator. Additional kitchen worksurface with wall mounted storage over.

WC:
4'11" x 3'11" (1.51m x 1.20m)



Upvc double glazed window to side elevation with obscure glazing. Matching two piece white WC suite comprising low level flush WC with dual flush technology and hand wash basin. Wood effect vinyl flooring. Tiled walls. Radiator.

Landing:
7'11" x 3'10" (max) (2.43m x 1.18m (max))
Doors off to double bedrooms one, two and family bathroom. Loft access hatch. Carpeted flooring.

Bedroom Two:
10'9" x 11'1" (3.30m x 3.39m)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Television aerial point. Telephone point. Twin doors open to provide access to a useful inbuilt storage cupboard. Door to left-hand side opens to provide access to over stairs cupboard.



Bathroom:
5'9" x 6'2" (1.76m x 1.88m)



Matching three piece white bathroom suite comprising low-level flush WC with dual flush technology, pedestal hand wash basin and panel enclosed bath with wall mounted electric shower over. Constantina shower screen. Tiled walls. Wood effect vinyl flooring. Radiator. Fitted extractor fan. Electric plug in shaver point.

Bedroom One:
14'0" x 10'1" (4.29m x 3.08m)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator. Telephone point. Television aerial point.

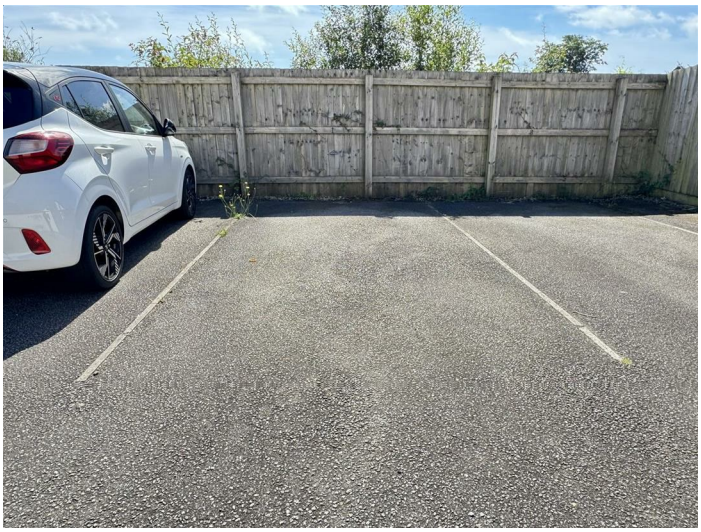


Outside:



To the left-hand side of the property an opening provides access to the allocated parking located to

the rear. A gate provids access to the enclosed rear garden.





Rear Garden:





Composite decking flows off the rear of the property which leads down to a sunken area of Astroturf. Elevated planting bed spanning the rear of the garden. The garden is well enclosed with wood fencing to right, left and rear elevations with a pergola over the decking. Outdoor tap.



Council Tax Band - B

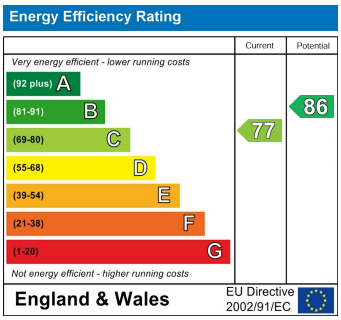
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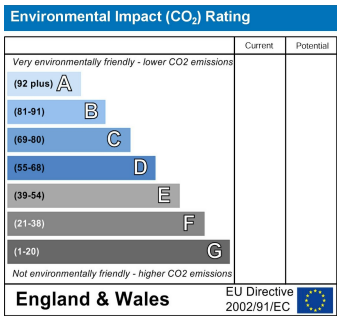
Floor Area:
The floor area measurement is taken from the EPC.

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

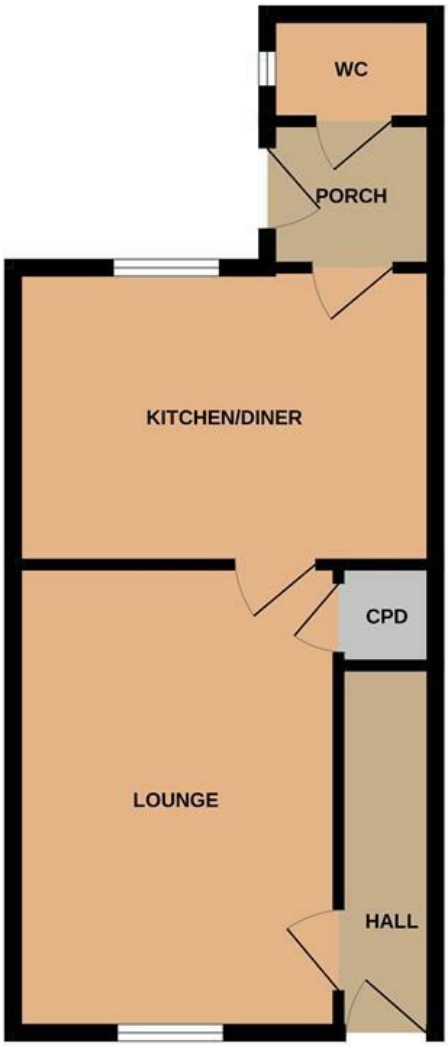
Viewing:
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes:
The central heating boiler is located within one of the kitchen wall units.
Please note there is a service charge to Belmont Property Management of £240.20 annually (price for 2026) this covers maintenance of the estate, ground maintenance, cleaning of the estate, etc

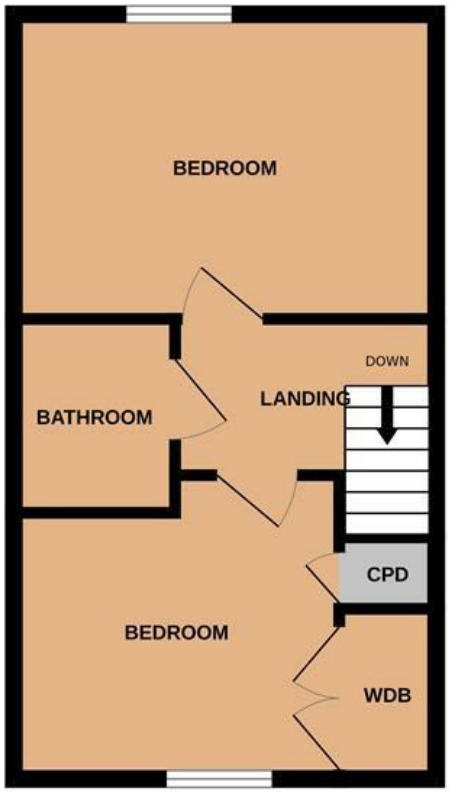




GROUND FLOOR



1ST FLOOR



THE SIDINGS, ST AUSTELL

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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