



MAY WHETTER & GROSE

13 MOUNTBATTEN ROAD, PENWITHICK, PL26 8UY
GUIDE PRICE £130,000



**** NO ONWARD CHAIN ** ** CASH BUYERS ONLY DUE TO CORNISH UNIT CONSTRUCTION !! ****

SET IN A TUCKED AWAY POSITION AT THE END OF A CUL-DE-SAC WITH SOME FAR REACHING COUNTRYSIDE VIEWS FROM THE UPSTAIRS FRONT BEDROOM. SITUATED WITHIN THE POPULAR VILLAGE OF PENWITHICK, LOCATED A SHORT DISTANCE FROM THE A391 WITH EASY ACCESS TO ST AUSTELL BAY AND THE COUNTRYSIDE SURROUNDS THIS MID TERRACED CORNISH UNIT FAMILY HOME. REQUIRING UPDATING THROUGHOUT. OFFERS GENEROUS SIZE ACCOMMODATION WITH GOOD CLOSED REAR GARDEN PLUS OUTBUILDING. VIEWING IS RECOMMENDED TO APPRECIATE ITS POSITION AND SCOPE. SEE AGENTS NOTES.

**** EPC - C ****



Location:

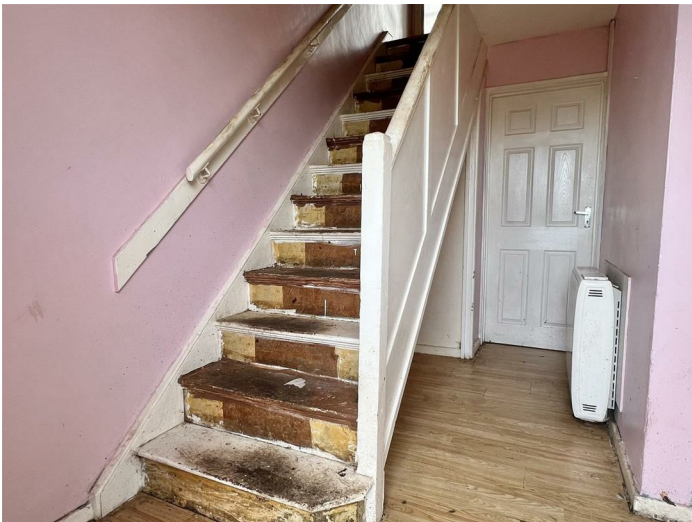
Penwithick is a popular village offering a range of village amenities including local shop and sub post office, social club, fish and chip shop and a primary school and church at near by Treverbyn. St Austell town centre is situated approximately 3 miles away and offers a wide range of shopping, educational 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 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.

Directions:

From St Austell come into the village of Penwithick heading down past the Post Office and shop on your left hand side taking the right turn sign posted Hallaze Road. Follow the road for approximately 80 yards turning right onto Montgomery Road, head around to the left and down taking the next left sign posted Tedder Road. At the bottom of the road turn right and the property will be in an elevated position on the right hand side at the end of the cul-de-sac. A board will be erected for convenience.

Accommodation:

Communal parking to the front. There is a shared pathway with next door via a low fenced gate leading across the front of the property. The front garden is enclosed by strip wood low level picket fencing. Part double glazed panel front door into entrance hallway.

Entrance Hall:

Staircase to the first floor with open understairs storage. Dimplex electric heater. Door to downstairs accommodation.

**Lounge:**

13'3" x 11'2" (max) (4.05m x 3.42m (max))

Three double glazed windows to the front. Dimplex electric heater. Door into:

Kitchen/Diner:

8'3" x 19'7" (max) (2.54m x 5.97m (max))



Three double glazed windows to the rear. Part obscure double glazed door. The kitchen offers wall and base units with roll top laminated work surface incorporating stainless steel sink and drainer with mixer tap. Freestanding under unit space for white good appliances. Doors open into cupboard housing the water cylinder.



Bedroom One:

8'5" x 11'11" (max) (2.59m x 3.65m (max))



Two double glazed windows opening to the rear.
Dimplex electric heater.

Bedroom Two:

11'4" x 14'8" (max) (3.47m x 4.48m (max))



Double glazed window enjoying far reaching views.
Storage cupboard. Electric dimplex heater.

Landing:

Handrail to the first floor landing. Doors to all upstairs rooms. Access through to the loft. Air recirculation system.

WC:



Obscure double glazed window. Low level flush WC.
Door through to:

Bathroom:

Comprising basin and panel bath. Part tiled wall surround. Dimplex electric heater.

Bedroom Three:

8'7" x 8'0" (2.62m x 2.44m)



(max over stairs bulkhead)
Double glazed window enjoying far reaching views.
Please note there is a raised staged over stairs bulkhead.

Outside:



The front garden is enclosed by wood strip fencing and low level picket fencing. A shared communal pathway between this property and next door leads to the rear which can also be accessed from the kitchen. From here there is a paved pathway with outside tap. Steps lead up onto a hard standing area with useful storage outbuilding. Further steps with hand rail lead onto an area of garden which is enclosed by some strip wood fencing panelling. Divided oil tank. Opposite the property there is communal parking.





Short walk across the road is the communal play park.

Council Tax Band - A

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:

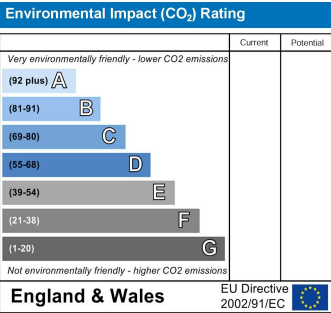
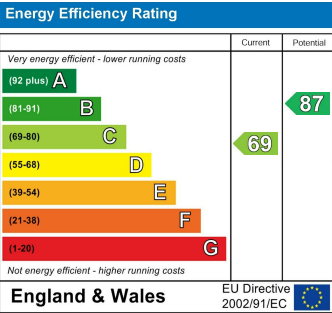
None of the services, systems or appliances at the property have been tested by the Agents.

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

Agents Notes:

Oil tank in rear garden no longer in use.
£306.72 per annum, subject to annual review.
Cash buyers only due to Cornish Unit construction.





GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of rooms, 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.
Made with Hectagon 1/2025

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

