MAY WHETTER & GROSE

6 DANIELS LANE, ST. AUSTELL, PL25 3HW

£225,000



*** OFFERED WITH NO ONWARD CHAIN ***

SITUATED IN A CONVENIENT POSITION FOR THE LOCAL AMENITIES, SUPERMARKETS OF HOLMBUSH, HEALTH CENTRE AND SCHOOLING AND ALL WHILST WITHIN A SHORT DISTANCE OF ST AUSTELL BAY AND ITS BEACHES, IS THIS SEMI-DETACHED FAMILY HOME. POSITIONED ON A GENEROUS CORNER PLOT WITH DRIVEWAY AND DETACHED GARAGE TO THE SIDE, OPEN FRONT GARDEN, ENCLOSED REAR GARDEN AND THE ADDITION OF A SUNROOM. INTERNALLY OFFERING LOUNGE/DINER, KITCHEN, THREE BEDROOMS AND FAMILY BATHROOM TO THE FIRST FLOOR. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS POSITION, SCOPE AND POTENTIAL.

*** EPC - D ***





Directions:
From St Austell, head out onto the A390 at the Holmbush traffic lights turn left onto Daniels Lane where the Holmbush local amenities and local post office will be on your left and Tescos will be on your right. Carry on up towrds the top as the road bares round to the left there is a turning into Daniels Close the property is located on the corner. The garage and parking is within Daniels Close.

Location:



Situated in convenient location for the Holmbush complex, providing a Tesco supermarket, bakery and takeaways. St Austell town centre is within 2 miles 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.

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

A paved pathway leads to the front porch with single glazed doors and side panels. Further obscured lead stained glass patterned door with side panel opening through into Entrance Hall.

Entrance Hall:



Freshly decorated. Carpeted flooring. Staircase and hand rail to first floor. Louvre wood door into understairs storage housing the electric consumer unit. Doors into downstairs living space. Wall mounted radiator. Telephone point.

Lounge Diner:
3.59m narrowing to 2.77m x 6.37m (max)



Offering a dual aspect and a great deal of natural light from a large double glazed window to the front with radiator beneath and one opposite. Central focus point of a varnished slate stone fire place surround with mantle.





Kitchen:
8'5" x 8'0" (max over work surface) (2.57m x 2.44m (max over work surface))



Single glazed window and obscure single glazed door opening through into the sunlounge area. The kitchen comprises of patterned fronted wall and base units with wood bead surround. Laminated wood effect work surface incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Tiled splashback. Freestanding and under unit space for white good appliance. All finished with strip wood effect floor covering.

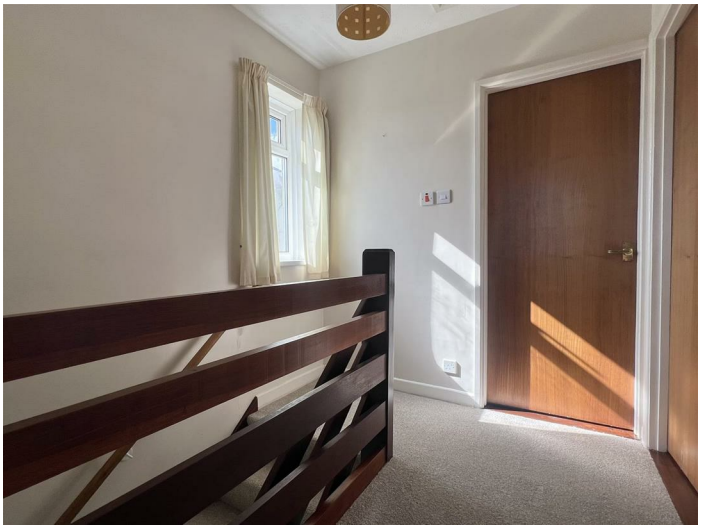
Sun Lounge:
16'6" x 6'4" (5.04m x 1.95m)



Enjoying an outlook up and over the garden from a bank of single glazed window surround with pull back vertical blinds and door access. Two wall mounted double sockets. Under unit space and plumbing for washing machine. A room that can be used all year round as it has a radiator.



Landing:



Staircase to the first floor landing. Double glazed window to the side. Access through to the loft. Doors to all three bedrooms and bathroom.

Bathroom:
6'7" x 5'4" (max over bath) (2.02m x 1.63m (max over bath))



Comprising of low level WC, hand basin and bath with curved glazed shower screen and electric shower over. Radiator. All finished with patterned bath sheet panelled surround. Obscure double glazed window. Strip wood effect floor covering. Door into the airing cupboard housing the boiler.

Bedroom:
8'10" x 8'10" (max) (2.71m x 2.71m (max))



Large double glazed window enjoying an outlook over the garden. Radiator. Door into useful storage cupboard.



Principle Bedroom:
11'8" x 10'11" (max) (3.58m x 3.35m (max))



Large double glazed window. Radiator.

Bedroom:
6'7" x 7'3" (max) (2.03m x 2.22m (max))



(incorporating over stairs bulkhead)
Double glazed window to the front. Radiator.



Outside - Front:



Located on a generous corner plot. The front is mainly laid to lawn with some shrubbery planted surrounds. A pathway and steps with handrail lead to the garage and driveway. Side access through an wrought iron gate leads to the rear.



Outside - Rear:



From the side pathway the wrought iron gate opens through with steps and handrail to the rear garden. Enclosed by part built wall surround and fence panelling with an area of level open lawn. Further hard standing base at the top of the garden.



Garage:
11'10" x 19'0" (max) (3.62m x 5.80m (max))



Up and over door to front. Side pedestrian access with single glazed window to the rear. Power and light. This generous sized garage also has an inspection pit.

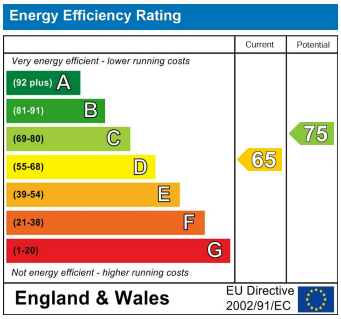
Council Tax Band: B

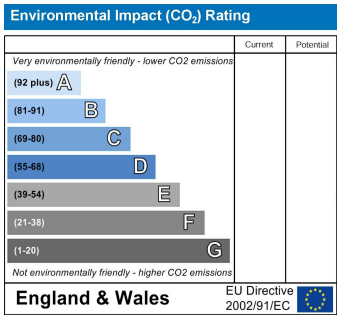
Floor Area:
The floor area measurement is taken from the EPC.

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

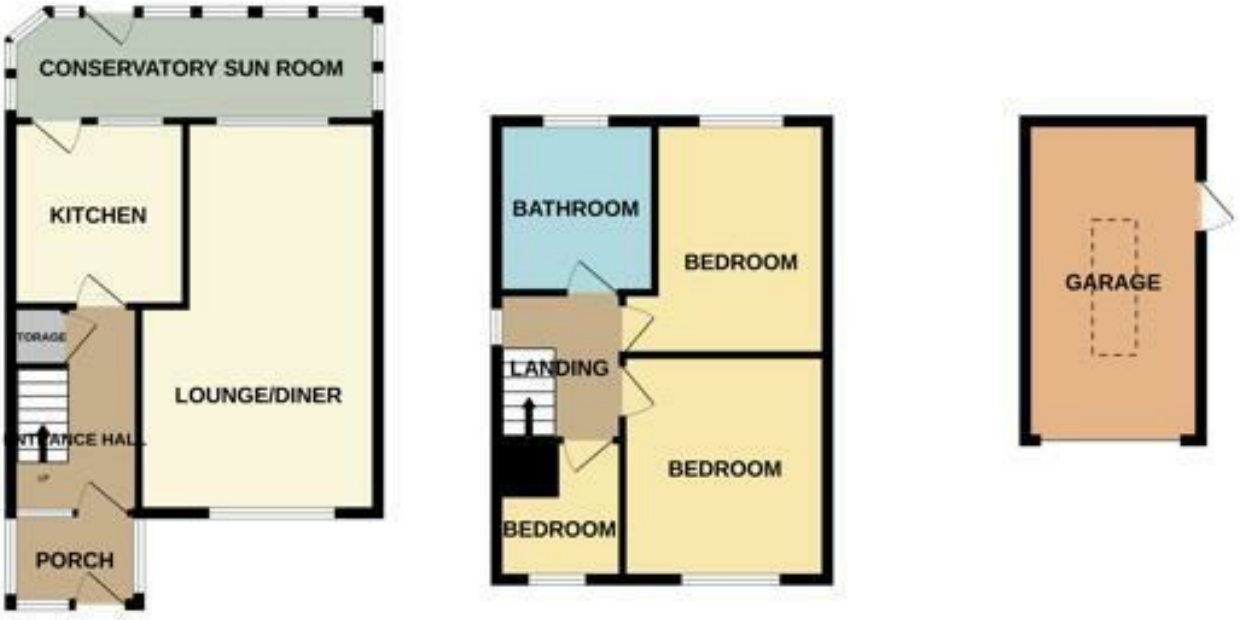
Viewing:
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ.
Tel: 01726 73501 Email: sales@maywhetter.co.uk

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





GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

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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