MAY WHETTER & GROSE

17 BOWDITCH CLOSE, ST. AUSTELL, PL26 8ZB
OFFERS IN EXCESS OF £250,000



A MODERN THREE BEDROOM SEMI DETACHED HOME WITH OFF-ROAD PARKING FOR TWO VEHICLES TO THE FRONT. COMPLETED IN 2023 AND BENEFITING FROM OWNED SOLAR PANELS AND VHR HEATING SYSTEM. PRINCIPAL EN-SUITE AND A DELIGHTFUL OPEN PLAN LIVING SPACE WITH GROUND FLOOR WC. THE CURRENT OWNER ADDED A SUNROOM TO THE REAR OF THE PROPERTY IN 2025 WHICH CREATES ADDITIONAL LIVING SPACE AND CAPTURES THE BREATH TAKING VIEWS TO THE REAR OF THE PROPERTY STRETCHING FOR MILES WITH CONCERTINA DOORS. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED HOME.

** EPC - A ***





Location:
The property is located within the new eco-development at West Carclaze Garden Village, set amongst St Austell's renowned China Clay Trails and lakes, which are quite literally on the doorstep. Sky Primary School is located within the village, and everyday amenities are conveniently close at hand.

A range of beautiful coastal destinations, including Carlyon Bay, Duporth, Par and the historic port of Charlestown are all within a 10–15 minute drive. The Eden Project is just five minutes away, while Knightor Winery is even closer.

Directions:
Head up the A391 and head towards the village of Penwithick. Take the third exit at the roundabout past the ESAM building on your right hand side approximately 150 yards at the bottom bear right and immediately left. At the mini roundabout take the second exit into Hodkin Way and then the next left head to the end and Bowditch Close will be on your right. As you turn into Bowditch Close the property is set back on the left hand side.

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

Front door with inset spyhole allows external access into entrance hall:

Entrance Hall:
9'3" x 8'6" (max) (2.83m x 2.60m (max))



Door through to WC. Carpeted stairs the first floor opening through to open plan lounge/kitchen/diner. Tile effective vinyl flooring. Wall mounted heat store electric heater.

WC:
5'6" x 2'11" (1.69m x 0.91m)



Low level flush WC with dual flush and soft close and pedestal hand wash basin with central waterfall mixer tap. Heated towel rail. Tiled walls. Tile effective vinyl flooring. Wall mounted mirror. Fitted extractor fan.

Open Plan Lounge Diner:
16'2" x 16'5" (4.95m x 5.02m)



Upvc double glazed window to rear elevation. Upvc double glazed window to side elevation with obscure glazing. Upvc patio doors to the sunroom. Carpeted flooring. Television aerial point and telephone point. Two wall mounted electric heaters. Under stair storage housing the mains fuse box, meters and solar controls.



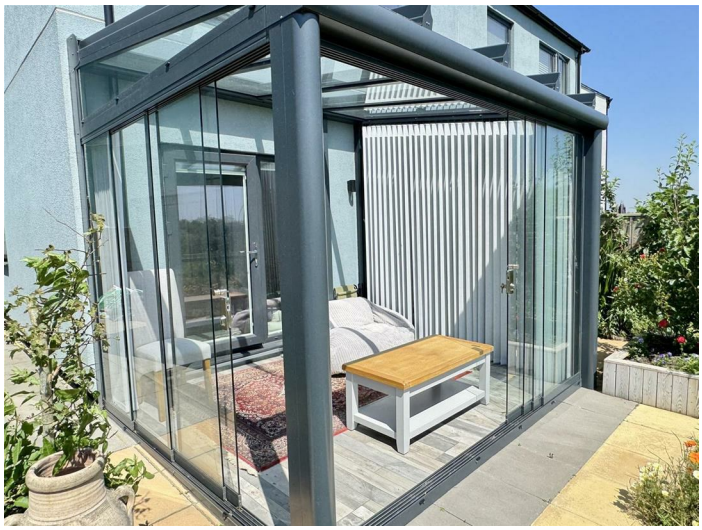


Kitchen:
7'10" x 9'1" (2.41m x 2.79m)



Upvc double glazed windows to front elevation. Matching wall and base kitchen units in matt light grey. Square edge works surfaces. Stainless steel sink with matching draining board and central mixer tap. Four ring buttonless Bosch hob with fitted extractor hood above. Electric oven with fitted grill over. The kitchen benefits from integral dishwasher, integral washing machine and integral fridge. This creates extra space in the kitchen area with space for freezer in understairs store.

Sun Room:



Installed by the current owner in 2025. Constantina doors to the rear and right elevation opening to provide a stunning outlook over the well stocked rear garden and surrounding area. Wood effect waterproof laminate flooring. Glazed roof.



Landing:
8'6" x 9'3" (2.60m x 2.83m)



Doors off to bedrooms one, two, three and family bathroom. Door opens to provide access to over stair storage/airing cupboard housing the pressurised water tank with further storage options set within. Large loft access hatch. Carpeted flooring.

Bedroom Three:
7'1" x 8'8" (2.16m x 2.66m)



Upvc double glazed window to rear elevation with breath taking views over miles to the rear of the property. Carpeted flooring. Wall mounted electric heater.

Bedroom One:
8'9" x 14'7" (2.69m x 4.47m)



Upvc double glazed window to rear elevation. The current owner had this window enlarged to take into account the breathtaking outlook. Door through to ensuite shower. Television aerial point. Carpeted flooring. Wall mounted electric heater.



En-Suite:
4'8" x 6'10" (1.43m x 2.10m)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC with dual flush and soft close technology, hand wash basin with central waterfall mixer tap and shower enclosure with glass sliding shower doors and wall mounted mains fed shower. Tiled walls. Tile effective vinyl flooring. Heated towel rail with built in thermostat. Electric plug in shaver point. Fitted extractor fan. Wall mounted mirror.

Bedroom Two:
8'9" x 8'11" (2.67m x 2.74m)



Upvc double glazed window to front elevation. Carpeted flooring. Wall mounted electric heater.



Bathroom:
8'9" x 8'11" (2.67m x 2.74m)



Upvc window to front elevation with obscure glazing. Matching three-piece white bathroom suite comprising low level flush WC with dual flush and soft close technology, ceramic hand wash basin with central waterfall mixer tap and panel enclosed bath with central waterfall mixer tap and wall mounted mains fed shower over with glass showered screen. Tile effect vinyl flooring. Heated towel rail with built in thermostat. . Electric plug in shaver point. Extractor fan.

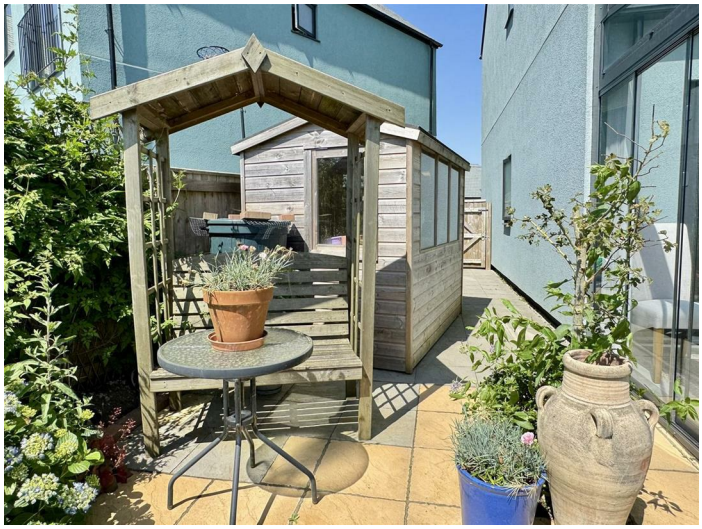
Outside:



Off-road parking to the front of the property for two vehicles with a well stocked area of planting directly to the front of the property. A stone walkway provides access to the front door to the right hand side of the property. A further walkway provide access to the enclosed rear garden.



Rear Garden:



Accessed either via the side walkway or off the sunroom. The rear garden has been impeccably maintained by the current owner and is extremely well stocked with an area of lawn and paved patio with central planting feature and an elevated planting bed to left-hand side. The right, left and rear boundaries are in the form of wood fencing and all have productive and established planted borders. To the right hand side of the property, a paved walkway provides access to a useful wooden shed with further storage options located to the side. An early viewing is advised to fully appreciate this well presented home, just three years old.



Agents Note:
We are advised by the current owner that Belmont Management are paid circa £280.00 annually for site maintenance and upkeep.

Council Tax Band - B

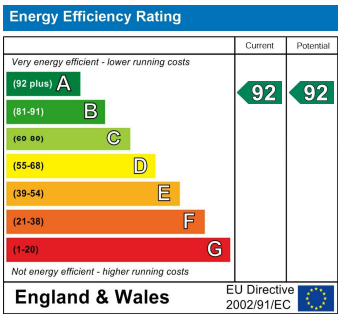
Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

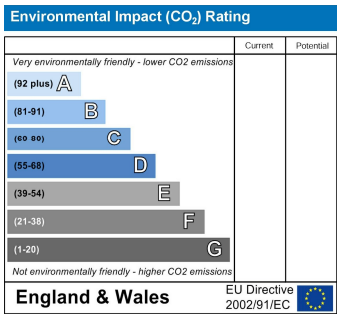
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Floor Area:
The floor area measurement is taken from the EPC.

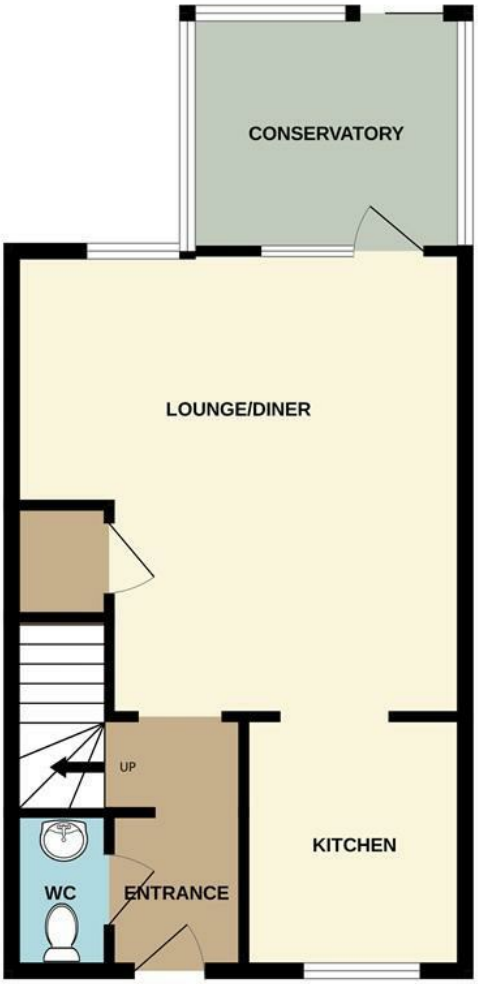
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

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

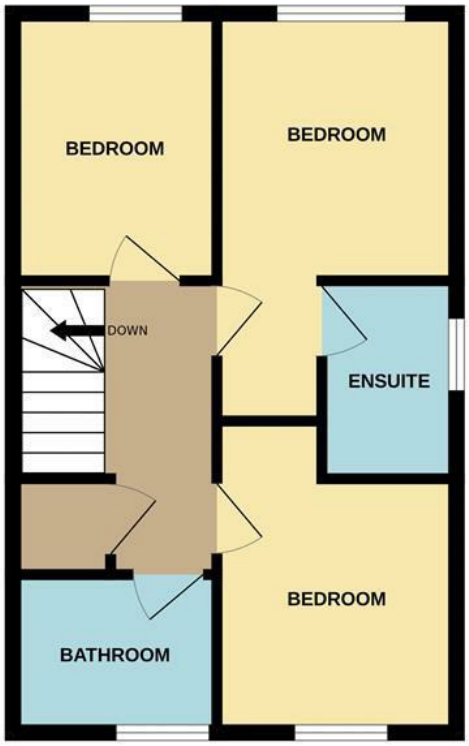




GROUND FLOOR



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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