



MAY WHETTER & GROSE

53 AGAR ROAD, ST. AUSTELL, PL25 3AF
OFFERS IN EXCESS OF £235,000



A BEAUTIFUL EXTENDED AND CHARMING CHARACTER COTTAGE SITUATED IN A TUCKED AWAY POSITION. THE PROPERTY IS NESTLED WITHIN COTTAGE GARDENS, ORCHARD TREES, GARDEN CHALET AND GARAGE. THIS DELIGHTFUL PERIOD COTTAGE MAY REQUIRE MODERNISATION BUT OFFERS GREAT SCOPE AND POTENTIAL. ALTHOUGH BEING TUCKED AWAY THE COTTAGE IS CONVENIENTLY PLACED FOR SCHOOLING, LOCAL AMENITIES, SUPERMARKETS AND ST AUSTELL TOWN. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS WONDERFUL GARDENS, SCOPE AND POTENTIAL. SEE AGENTS NOTES REGARDING PARKING.

** EPC - E**



Directions:

From St Austell town head up Slades Road turning right onto Gwallon Road. Follow the road along approximately 150 yards turn left onto Agar Road. Carry on up Agar Road as the road narrows there will be a turning on the right, follow the lane down to the bottom and the property will appear at the end.

Location:

The recently regenerated St Austell town centre is situated less than two 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 seven miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately thirteen miles from the property.

Accommodation:

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

Entrance Hall:

Slate stone paved steps lead to a part obscured double glazed door opening into entrance hall. Character features can be seen with exposed beams. There is an open door way arch into utility and store room. Door into bathroom and door to the main living areas.

Kitchen Dining Area:

Low level double glazed window enjoying outlook out over the garden with window bench seat. Radiator. Access via part double glazed door. Exposed beams. Central stair case which incorporates understairs storage and wine rack. The kitchen has tiled flooring and offers a range of cottage styled wall and base units with roll top laminated wood strip work surface. Tiled splash back. Stainless steel sink and drainer.

Integrated dish washer. Free standing space for cooker. Part exposed stone wall.

**Lounge:**

13'7" x 15'3" (4.15m x 4.67m)



Obscured glazed door and step down into the lounge. Great deal of natural light from two large double glazed windows to the front. Radiator. Central focal point of a granite and stone built fire place surround with open slate hearth and wood mantle over. Exposed floor boards. Open arch gives access to storage. Double glazed window back to the driveway.



Bedroom Three:

12'8" x 8'5" (max) (3.88m x 2.58m (max))



Low level double glazed window enjoying wonderful outlook up over the garden. Part exposed roof beams and trusses. Carpeted flooring. Wall mounted radiator.

Utility:

7'6" x 5'4" (2.31m x 1.63m)

Space and plumbing for white good appliances. Part tiled wall surround. Double glazed window to the side. Floor mantled oil boiler system.

Bathroom:

7'6" x 6'3" (2.31m x 1.93m)



White suite comprising of panel bath with shower and glazed shower screen. Low level WC and hand basin. Radiator. Obscure double glazed window. Extractor. Recess spot lighting. All finished with part tiled wall surround and flooring. Chrome heated towel rail.

Carpeted staircase leads up to the three bedrooms and access through to the loft.

Bedroom Two:

12'8" x 6'3" (3.88m x 1.91m)



Also enjoying a similar outlook from a low level double glazed window with recess to the side ideal for wardrobe storage.

Principle Bedroom:

13'7" x 15'3" (4.15m x 4.67m)



Enjoying some fabulous far reaching coastline views from two double glazed windows to the front. Radiator. Further double glazed window to the driveway.



Outside:



Leading down to the property leads onto a hard

standing area of parking for two to three vehicles. Good sized garage to the front with pedestrian access within the garden. Across the front there is further possible parking area from the steps that turn and lead down to the front garden which is laid to lawn, enclosed by strip fence panelling and mature shrubbery with two open dry log stores. High level arched timber gate opens to the rear garden which can also be accessed from the kitchen area.



From the kitchen area, this leads out onto a paved patio area ideal for alfresco dining and entertaining. Two outside taps. Steps up onto area of lawn with paving to the steps that lead up onto a expanse of open lawn with orchard trees. Maturing planted border surround. As you meander up through this garden area further steps and pathway lead to a timber chalet and further lawned area. From the side gated access there is pathway to the door into the garage.





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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:

There is a narrow lane access but widens in front of the property for parking and garage however there is also a community car park at the top of Agar Road.

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	



Garage:

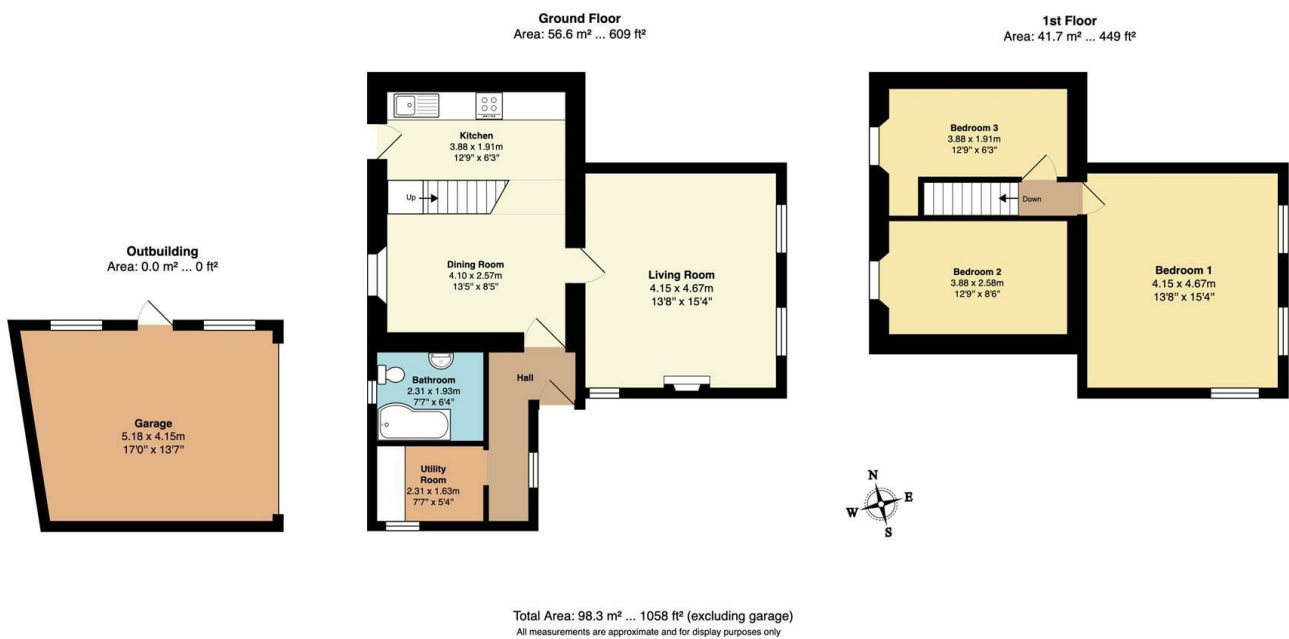


Up and over door. Two single glazed windows to the side.

Council Tax Band - C

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage



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