MAY WHETTER & GROSE

2 SANDY HILL, ST. AUSTELL, PL25 3AS
PRICE £250,000



CHAIN FREE NON-ESTATE SEMI DETACHED HOUSE WITH THREE BEDROOMS. PRINCIPAL WITH ENSUITE BATHROOM AND SHOWER ROOM. FURTHER BENEFITS INCLUDE OFF-ROAD PARKING WITH ELECTRIC CHARGING POINT. ENCLOSED REAR GARDEN, UPVC DOUBLE GLAZING AND AIR SOURCE HEATING. THE PROPERTY IS LOCATED WITHIN CLOSE REACH OF LOCAL AMENITIES. VIEWING IT ADVISED TO FULLY APPRECIATE THE ATTENTION TO DETAIL ACHIEVED.

**** EPC - C ***





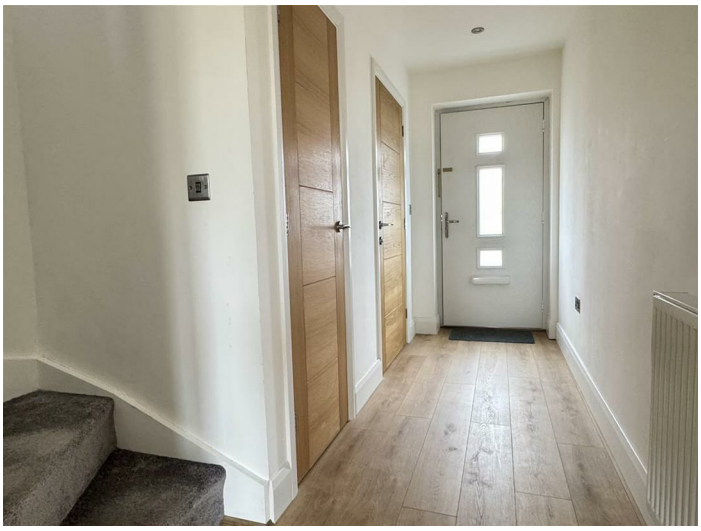
Location:
St Austell town centre is situated approximately 1 miles away and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 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.

Directions:
Head out onto Polkyth Road. At the traffic lights carry straight over on to Sandy Hill. Procced down Sandy Hill passing the rear entrance to Aldi on the left hand side of the road. Opposite this turning is the access to number 2 and number 2a Sandy Hill. There is ample parking to the front/side for viewers.

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

Composite front door with detailing allows external access to entrance hall.

Entrance Hall:
12'3" x 7'4" (3.74 x 2.26)



Wood affect laminate flooring. Carpet stairs the first floor. Door to ground floor WC go through to open plan kitchen, lounge, diner. Additional door opening to provide access to the airing cupboard housing the pressure hot water tank and air source heating control. Radiator.

WC:
5'8" x 2'11" (1.73 x 0.91)



Upvc double glazed window to front elevation with obscure glazing. Low level fresh WC with dual fresh technology and ceramic hand wash basin with central mixer taps on vanity storage unit. Tiled walls to water sensitive areas. Heated towel rail. Wood effect laminate flooring. Extractor fan

Kitchen/Lounge/Diner
26'2" x 17'3" (7.99 x 5.28)



Twin aspect room with Upvc window to the front elevation providing natural light to the kitchen area and Upvc window to rear elevation. Patio doors with full length fitted glazing providing access to the enclosed rear garden. Wood affect laminate flooring to the lounge area. Two radiators. Television aerial point. Door providing access to useful in storage avoid encompassing the storage of additional storage options with light set within



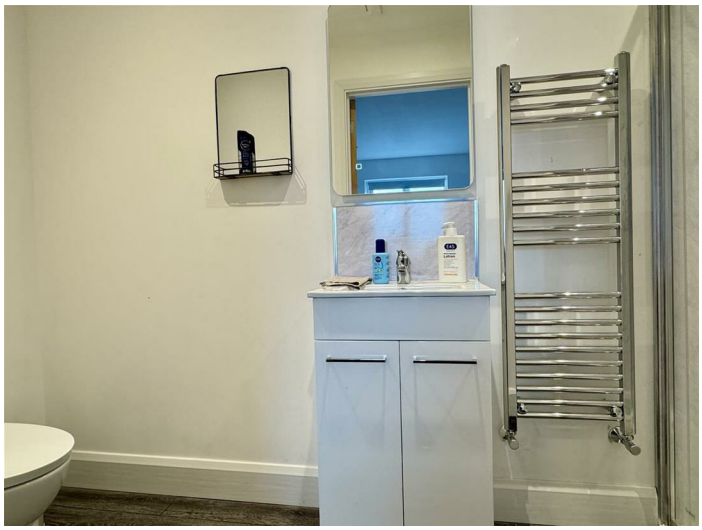


To the front or kitchen side is a modern kitchen with a matching wall and base kitchen units. Square edged work surfaces with splashbacks.. Stainless steel sink with matching draining board. Central mixer tap. Wood effect laminate flooring. Radiator. The kitchen benefits from internal fridge freezer, washer dryer and dishwasher. Fitted electric oven with four ring buttonless hob. Stainless steel splashback. Fit hood above. The kitchen incorporates breakfast bar.



Landing:
10'11" x 6'7" (3.33 x 2.01)
Doors to bedrooms one, two, three and family bathroom. Radiator. Carpet flooring

Bathroom:



Upvc window to rear elevation with obscure glazing. Matching three-piece white bathroom suite comprising low-level flush WC with dual flush technology, pedestal hand wash basin with central mixer tap and storage unit and additional storage options below. Panel enclosed bath with central mixer tap and fitted shower attachment with overhead and attachable body nozzles. Wood effect laminate flooring. Heated towel rail. Extractor fan. Wall mounted mirror within set LED. Water resistant cladding to water sensitive areas.

Bedroom Two:



Upvc double glazed window to rear elevation affording a pleasant outlook over the surrounding area. Carpet flooring. Radiator.

Bedroom One:
10'4" x 11'2" (3.16 x 3.42)



Upvc double glazed window to front elevation. Carpet flooring. Radiator. Door through to ensuite shower

En-suite Shower Room:
10'4" x 3'10" (3.15 x 1.19)
Matching three-piece white shower suite comprising WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit and additional storage options below. Fitted shower enclosure with glass shower screen and full mounted main spec shower with overhead and detachable body nozzles. Heated towel rail. Water resistant cladding to water sensitive areas. Wood effect laminate flooring. Extractor fan. Loft access hatch. Wall mounted mirror within LED lighting. Towel rail.

Bedroom Three:



Upvc window to front elevation. Carpet flooring. Radiator.

Outside:
To the front of the property is parking for three vehicles with the benefit of electric car charging point. Located to the front side of the property to the right hand side of provide access to the enclosed rear garden which is predominantly laid to lawn. Well enclosed with wood fencing to the left hand side, to the rear and rendered block wall to the right hand side. The rear gardens is in the form of lawn with granite chipped walkway providing a hardstanding walkway to the rear.

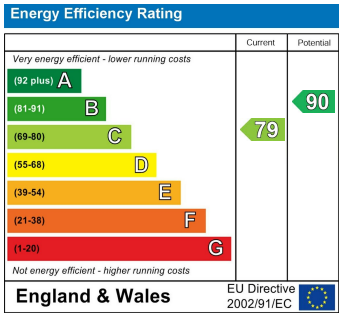
Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

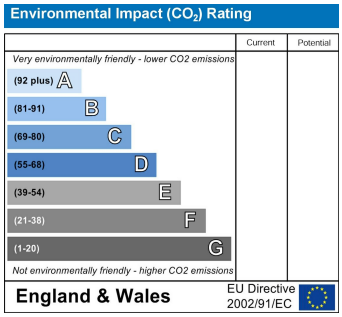
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

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

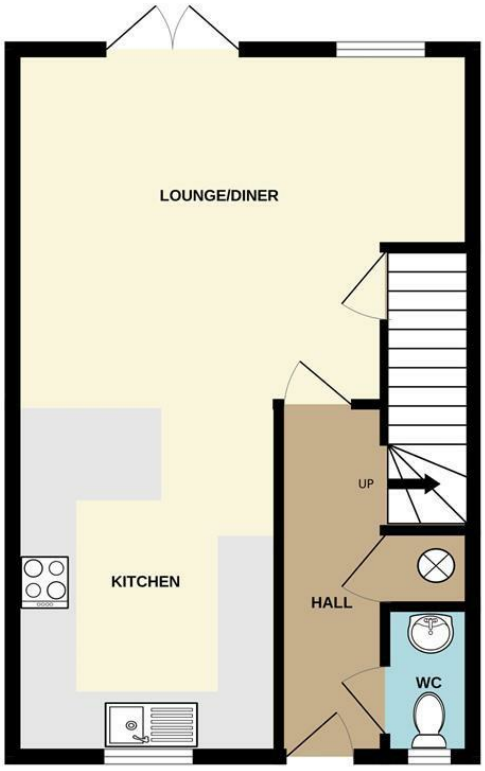
Floor Area:
The floor area measurement is taken from the EPC.

Agents Note:
The property has a 10 year Professional Consultant Certificate Warranty dated 2025

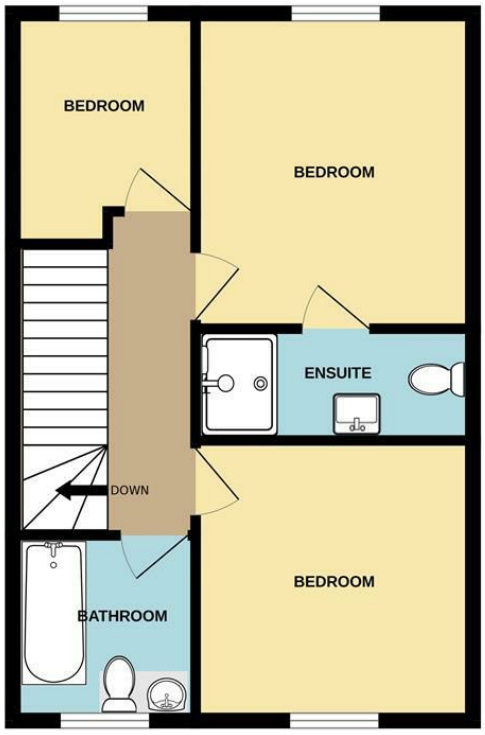




GROUND FLOOR



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.
Made with Metropix ©2026

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.