MAY WHETTER & GROSE

53 BAY VIEW ROAD, ST. AUSTELL, PL26 6BN
OFFERS IN EXCESS OF £315,000



** SALE AGREED **

EPC - C





Location:
The property is situated in the popular coastal location of Duporth Bay, with access to a private beach which can be accessed via a coastal footpath. Situated within the catchment area for Charlestown and Mount Charles Primary Schools and Penrice Academy.

Charlestown with its harbour, range of galleries and restaurants, and Porthpean with its beach and golf course are within close proximity. St Austell town centre is situated approximately one mile away further educational and recreational facilities including a mainline railway station and leisure centre. Most water sports are catered for along the south coast and there are many fine coastal walks. 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 up past Asda, which will be on your right. At the traffic lights turn right onto Porthpean Road, follow the road taking the left hand turning heading down towards Charlestown and then the right hand turning into the development. Follow the road down around to the right and the property will appear on the right. Please note the garage is located to the side rear.

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



From the front with glimpses of the Carlyon Bay and Polkerris, there are steps with handrail lead to covered canopy front entrance. Door into entrance hall.

Entrance Hall:



Warm welcoming hall complemented with light herring bone effect strip flooring which continues through into the main living area, kitchen and cloakroom. Wall mounted radiator. Carpeted staircase leading to the first floor. Four panel white doors into kitchen/breakfast room, lounge/diner and cloakroom/WC.

Cloakroom/WC:



Comprising of low level WC and hand basin with tiled splash back. Low level radiator. Ceiling mounted extractor. Shelving and cloak hook.

Kitchen:
8'9" x 11'1" (maximum measurement over work surfac (2.69m x 3.38m (maximum measurement over work surfa)



Double glazed window with white venetian blind and low level display sill. The kitchen is finished with a range of colour fronted wall and base units complemented with roll top laminated work surface incorporating four ring gas hob with integrated oven below and extractor hood above. One and a half bowl stainless steel sink and drainer with mixer tap. Attractive tile splash back. Space for free standing fridge freezer. Integral dishwasher. Wall mounted radiator. Herring bone effect floor covering.



Lounge/Diner:
14'7" x 12'3" widening to 15'11" (4.45m x 3.75m widening to 4.86m)



Enjoying a great deal of natural light from two double glazed windows, one to the side and one to the rear with a further set of French doors opening out onto the patio decking and garden area. Door into large under stair storage area.



First Floor Landing:



Carpeted staircase to first floor landing. Access into loft. Four panel white finish doors into all three bedrooms, family bathroom and airing cupbaord with slatted shelves.





Bedroom:
7'3" x 6'6" (2.22m x 2.00m)



Double glazed window to rear with radiator beneath.

Bedroom:
8'4" x 9'6" (2.55m x 2.92m)



Double glazed window to rear with an outlook over the rear garden with radiator beneath.

Principle Bedroom:
9'4" x 11'9" plus deep recess (2.85m x 3.59m plus deep recess)



Double glazed window to front elevation with views back towards Sea Road, Carlyon Bay. Radiator beneath. Deep recess for wardrobe. Four panel white door into en-suite.

En-Suite:
4'5" x 9'2" (1.36m x 2.81m (maximum measurement into shower))



Low level WC, hand basin with mixer tap and glass door into single cubicle with polished speckled patterned bath sheet surround with integrated shower system. Extractor fan. Wall mounted shaver socket. Radiator.

Bathroom:
6'2" x 5'4" (maximum measurement over bath)
(1.90m x 1.65m (maximum measurement over bath))



Low level WC, hand basin and panel bath with part tiled wall surround and decorative insert. Complimented by herring bone effect floor covering. Low level wall mounted radiator. Obscure double glazed window to front elevation.

Outside:



Set back from the road and pavement there is a low maturing planting border with outside tap.





To the rear an enclosed garden area, which enjoys the sun during the day and into the evening. Part wall and fence surround. This can be accessed from the lounge/diner out onto a paved low patio with raised decking and low maintenance stone chipping base. Pathway to a gate leading to the garage, there is also an area.





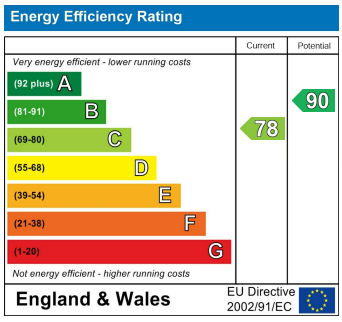
Agents Notes:
Please note there is a current site management fee with a current annual fee of £275 per annum. Furnishing by negotiation.

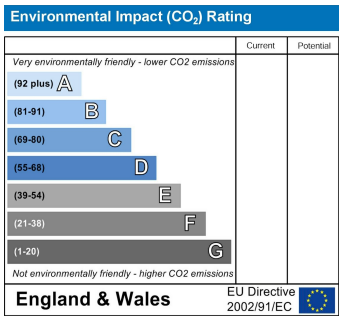
Council Tax Band - TBC

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

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

Viewings:
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

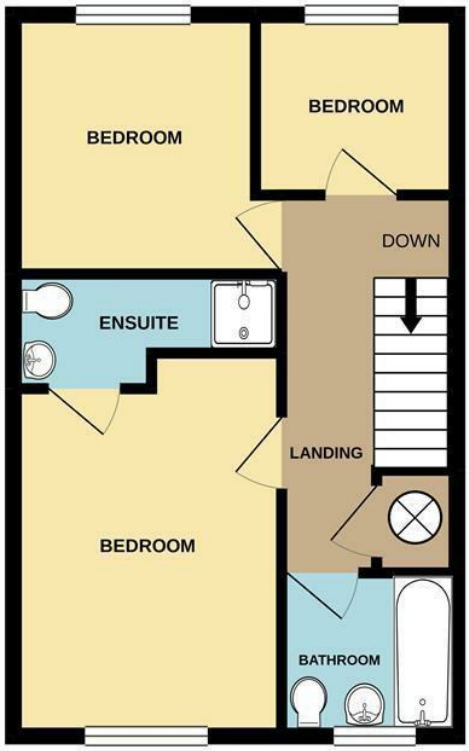




GROUND FLOOR



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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