MAY WHETTER & GROSE

3 HELENA COURT, ST. AUSTELL, PL26 8TT
GUIDE PRICE £150,000



** NO ONWARD CHAIN **

OFFERED WITH VACANT POSSESSION IN A TUCKED AWAY CUL-DE-SAC WITHIN THE POPULAR VILLAGE OF PENWITHICK A SHORT DISTANCE FROM COUNTRYSIDE WALKS, THE A391 AND A30. THIS TWO DOUBLE BEDROOMED MID TERRACED FAMILY HOME OFFERS KITCHEN DINER, LOUNGE, BATHROOM TO THE FIRST FLOOR BRICK PAVED PARKING TO THE FRONT AND ENCLOSED LOW MAINTENANCE REAR GARDEN. COUNTRYSIDE VIEWS FROM ITS ELEVATED POSITION.

*** EPC - C ***





Directions:
Coming into the village and head down past the fish and chip shop and post office on your left hand side taking the right hand turn onto Hallaze Road follow it down around the right hand bend around the children playpark taking the next right into Penwithick Park. As you turn up in take the next left which says leading to Helena Court and Rosina Way. Follow the road up and turn right and the property will be elevated on the left hand side. A board will be erected for convenience.

Location:
Penwithick is a popular village offering a range of village amenities including local shop and sub post office, social club, fish and chip shop and a primary school and church at near by Treverbyn. St Austell town centre is situated approximately 2 miles away. 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 10 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 17 miles from the property.

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

To the front, from the brick paved parking area and slate stone chipping border, there are wide steps with hand rails to the covered entrance with outside courtesy lighting. Modern front door leads into the kitchen diner.

Kitchen Diner:
15'0" x 9'5" (max over work surface) (4.59m x 2.89m (max over work surface))



Double glazed window with some countryside glimpses. The kitchen comprises of a range of wall and base units complimented with roll top coloured work surface with tiled splash back. The work surface incorporates a four ring hob with extractor over and oven below. One and a half bowl stainless steel sink and drainer. Under unit and free standing space for further white good appliances. Wall mounted electric heater. Cupboard opposite to understairs storage. Finished with light beach strip wood effect laminated floor covering. Door through to the main living area and onto the cloak room WC.



Cloakroom WC:
3'1" x 6'7" (max) (0.95m x 2.03m (max))



Comprising low level WC and hand basin with part tiled splash back. Electric heater.

Lounge:
12'2" x 15'0" (max incorporating staircase) (3.71m x 4.59m (max incorporating staircase))



Double glazed doors opening out onto the rear garden. Large electric heater to the side. Three double wall mounted sockets. TV point. Carpeted staircase turning to the first floor.

View from double doors in Lounge



Landing:
Access through to loft. Doors to both bedrooms and bathroom. Door into good sized over stairs storage cupboard housing the water cylinder and with slatted shelving.

Bedroom:
15'0" x 8'9" (max) (4.59m x 2.67m (max))



Double glazed window enjoying an outlook over the rear garden. Electric heater.



Bathroom:
6'6" x 6'11" (max) (1.99m x 2.13m (max))



Comprising low level WC, hand basin with part tiled splash back .Storage cabinet above. Panelled path

with glazed curved glazed shower screen and wall mounted shower system. Part tiled wall surround. Electric heated towel rail. Light beach wood effect laminate floor covering.

Bedroom:
9'6" x 15'0" (max) (2.90m x 4.59m (max))



Double glazed window enjoying some far reaching countryside views. Range of wardrobe with draws. Electric heater





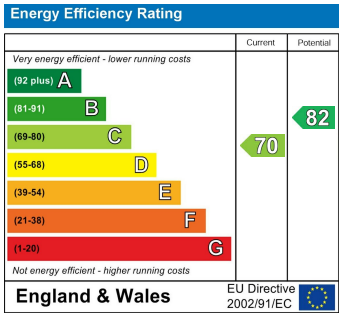


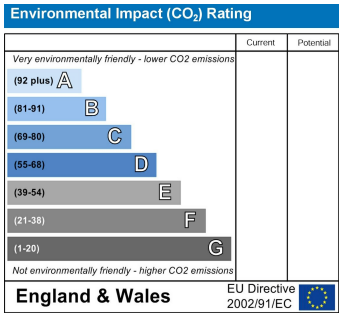
Outside:



To the front is a brick paved parking area for one vehicle.







The rear is accessed from the main living area and opens out onto a decked area with steps leading onto a raised garden with artificial effect lawn enclosed by strip wood fence panelling. Slate stone pebbled base surround.



Council Tax Band - B

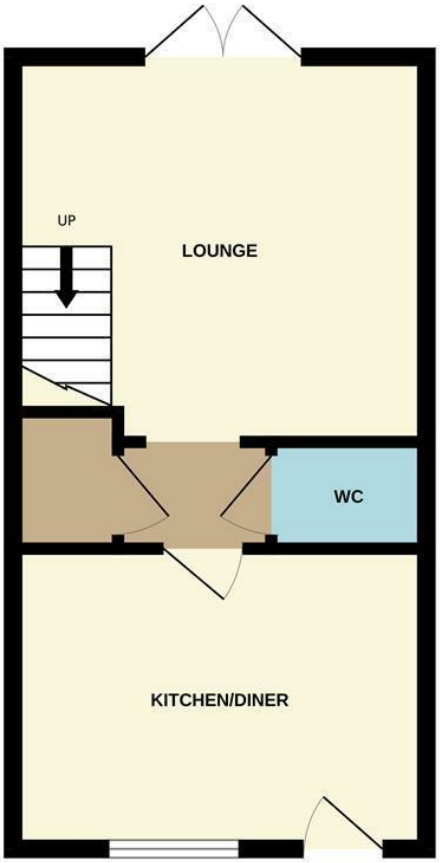
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Floor Area:
The floor area measurement is taken from the EPC.

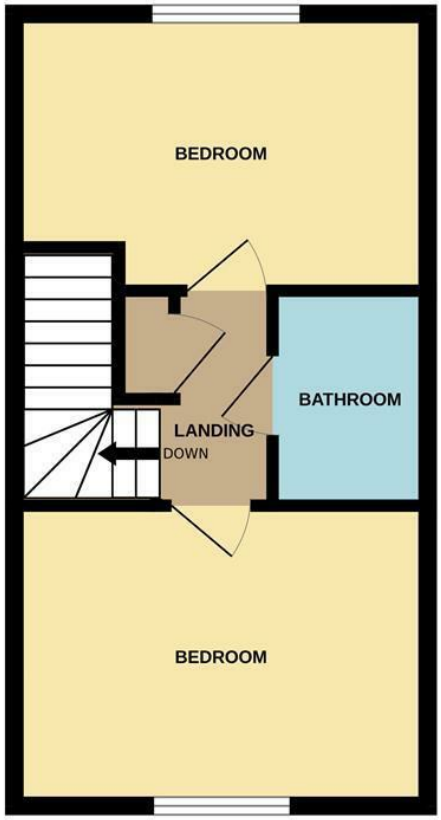
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

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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