MAY WHETTER & GROSE

12 WINDSOR DRIVE, CARLYON BAY, PL25 3QA
GUIDE PRICE £400,000



OFFERED WITH NO ONWARD CHAIN, LOCATED IN THE SOUGHT AFTER COASTAL AREA OF CARLYON BAY, A SHORT DISTANCE FROM LOCAL AMENITIES, SCHOOLING, COASTAL FOOTPATH AND GOLF COURSE. A DECEPTIVELY SPACIOUS AND VERSATILE LINK DETACHED FAMILY RESIDENCE LOCATED AT THE END OF A SMALL SELECT CUL-DE-SAC, WITH LOW MAINTENANCE GARDENS TO FRONT AND REAR. DUE TO ITS CURRENT LAYOUT ALSO OFFERS ANNEXE POTENTIAL. INTERNALLY OFFERS LOUNGE, KITCHEN/DINING ROOM, THREE DOUBLE BEDROOMS, WET ROOM PLUS SEPARATE WC AND SECOND RECEPTION ROOM. THE PROPERTY ALSO BENEFITS FROM OWNED SOLAR PANELS. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS POSITION AND FURTHER SCOPE AND POTENTIAL. EPC - B
SEE AGENTS NOTES





Location
Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, the renowned Edies restaurant and a 4* hotel. Charlestown is a popular Georgian harbour side village, which can be accessed from a coastal footpath near the property, and is situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats and several tall ships, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers, Poldark and The Eagle Has Landed, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses.

Directions
From St Austell head out to Carlyon Bay, past Charlestown Primary School on the left hand side, head down towards the beach past Sea Road on your right. Take the next left into Gloucester Avenue, head down and take the next left into Windsor Drive. Head along to the end and the property will be set back on the right hand side. A board will be erected for convenience.

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

Tarmac and brick paved driveway entrance, to either the front door or the additional side door.

Part obscured Upvc double glazed door opening through into entrance hall.

Entrance Hall



With embedded weave welcome mat and further carpeted flooring. Radiator. Flooring continues through to the other reception rooms and bedrooms.

Part obscure glazed panelled wall with door into lounge.

Lounge
20'10" x 11'5" - max (6.36 x 3.50 - max)



A great deal of natural light from two large double glazed windows to the front, both with pull back vertical blinds. Central focal point of a coal effect fire set onto a raised polished tiled hearth and backdrop with wood mantle surround. Two radiators. Part obscure glazed panel door into kitchen.



Kitchen
9'0" x 12'5" - max (2.75 x 3.81 - max)



Currently offers a range of light wood fronted wall and base units, complimented with square edged speckled polished coloured work surface with attractive tiled splashback. Work surface incorporates four ring electric hob with extractor hob and stainless steel sink with drainer and mixer tap. Free standing and under unit space for further white good appliances. A double glazed window to the side and internal glazed panel door opens to the side entrance which leads through to the possible annexe potential. Also within the kitchen there is a six panel door opening through into airing cupboard housing the boiler and electric fuse box. Open doorway arch leads through into dining area.



Dining Area
9'6" x 9'0" (2.91 x 2.76)



Double glazed window to the rear with deep display sill with radiator beneath. Further internal glazed panel door opens back through to the entrance hall, where there are doors into both bedrooms and one into the wet room.

Wet Room
5'10" x 6'0" (1.80 x 1.83)



Comprising a non slip coloured flooring with part tiled walls and decorative border. Low level WC, hand basin and wall mounted shower system. Ceiling mounted extractor and lighting. High level obscure double glazed window with display sill and radiator beneath.

Bedroom
9'3" x 8'5" (2.82 x 2.58)




Located to the rear with an outlook over the garden area from a double glazed window. This room also benefits from in-built wardrobes. Radiator.

Bedroom
11'7" x 9'10" (3.55 x 3.00)



Double glazed window with deep display sill to the front with radiator beneath. Doors into wardrobe storage.

Possible annexe potential



Off the kitchen leads to the possible annexe potential, side entrance with tiled flooring, wall mounted radiator and part obscure double glazed door with side panel opening to the front. Bi fold door into recessed cupboard storage with doors through to the secondary reception room, further double bedroom and cloakroom/WC.

W.C
6'0" x 3'7" (1.83 x 1.10)



Tiled flooring and fully tiled wall surround with decorative border. Large corner hand basin and low level WC. Ceiling mounted light sky dome.

Bedroom
13'5" x 10'10" (4.10 x 3.31)



A generous size double bedroom with double glazed window with deep display sill and radiator beneath.

Second Reception Room
16'9" x 10'8" (5.13 x 3.27)



Double glazed doors and glazed panels opening out onto the garden with two further double glazed windows. Wall mounted radiator. This could become another bedroom if required.

Additional Workshop/Store
13'8" x 8'0" (4.17 x 2.46)



Beyond an open arch leads to an additional workshop/store. Part obscure double glazed door and window opening to the rear. Facilities for utility and finished with tiled flooring.

Outside



The property is set at the end of the cul-de-sac. To the front an attractive flagstone paved large patio area with driveway parking and linked garage.

Garage
14'8" x 8'0" (4.48 x 2.46)
Up and over door with power, light and water.



The rear garden can also be accessed from the second reception room with the opening from the double doors with paved steps leading down to a good size low maintenance patio area with some planting and enclosed by part block built wall and fence panelling continues up and behind and leads back to the rear of the garage/workshop.

Council Tax Band - D

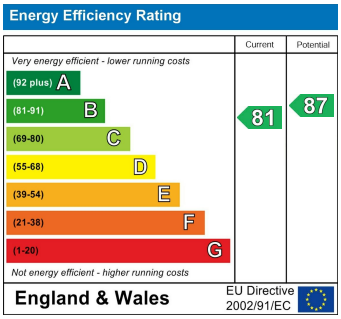


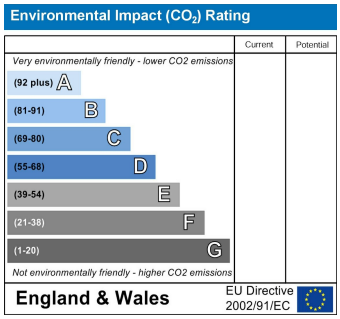
Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

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

Agents Notes
The Solar Panels are owned, installed by EON with battery storage.





GROUND 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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