



M A Y W H E T T E R & G R O S E

**6 QUEENS ROAD, ST. AUSTELL, PL25 4RQ**  
**GUIDE PRICE £70,000**



CASH BUYERS ONLY - CORNISH UNIT CONSTRUCTION  
OFFERED WITH NO ONWARD CHAIN A SHORT DISTANCE FROM ST AUSTELL TOWN AND LOCAL AMENITIES  
AND RAILWAY STATION. A GROUND FLOOR LEASEHOLD FLAT INTERNALLY OFFERING GOOD SIZE  
ACCOMMODATION OF LOUNGE TO THE FRONT, TWO DOUBLE BEDROOMS, BATHROOM AND KITCHEN/DINER,  
WITH REAR DOOR LEADING OUT ONTO THE GARDEN WITH ADDITIONAL OUTBUILDING. VIEWING IS  
RECOMMENDED ITS CONVENIENT POSITION AND SIZE. EPC - E  
\*SEE AGENTS NOTES\*



## Location

St Austell town centre is situated within easy reach 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

From St Austell Town head down Alexandra Road taking the right hand turn into Trevithick Road. Follow the road along approximately 100 yards, turn left onto Queens Road and the property will be set back on the right hand side. A board will be in the downstairs window.

## Accommodation

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

To the front there is a hard standing area which has been created that gives access to a part obscure double glazed door opening through into entrance hall.

## Entrance Hall

Carpeted flooring which continues through into the main living area and two bedrooms. Within the hallway there is an electric heater and storage cupboard and airing cupboard.

## Lounge

14'11" x 11'1" - max (4.55 x 3.39 - max)



Located to the front with three double glazed windows. Central focal point of light oak fireplace surround and mantle with inset electric fire. Further electric heater to the side wall.

## Bedroom

11'10" x 11'3" (3.63 x 3.43)



Two double glazed windows to the front. Electric wall mounted heater.

## Bedroom

11'1" x 9'7" (3.40 x 2.94)



Located to the rear. An outlook over the garden areas. Electric wall mounted heater.

## Bathroom

6'4" x 5'6" - max (1.94 x 1.68 - max)



Comprising a white suite with low level WC, hand basin and panelled bath. Obscure double glazed window with insert pull cord ventilation. High level electric pull cord heater. Around the bath are speckled bath sheet panels with electric shower.

## Kitchen/Diner

11'0" x 9'9" (3.36 x 2.98)



Part obscure Upvc double glazed door with two windows to the rear, one with inset pull cord ventilation. The kitchen itself comprises a range of white colour fronted wall and base units with speckled roll top work surfaces incorporating stainless steel sink and drainer with mixer tap. Free standing space and under unit space for white good appliances. Three additional storage cupboards. Strip wood effect floor covering.

## Outside



From the back door leads out onto the garden area and there is a useful numbered outbuilding.



## Council Tax Band - A

## 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](mailto:sales@maywhetter.co.uk)

## Agents Notes

Please ask for a copy of the Ocean Housing Preliminary Information sheet.

Leasehold Flat

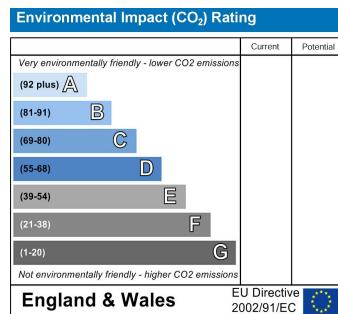
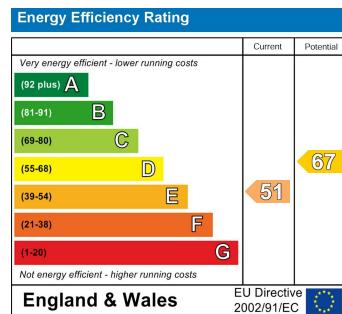
No allocated Parking

Electric Night Storage Heaters

# Cash Buyers Only Cornish Unit Construction

Annual Service Charge of £103.68, subject to annual review

The garden area for number 6 is directly outside the back door











## 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 service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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