



**MAY WHETTER & GROSE**

**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)

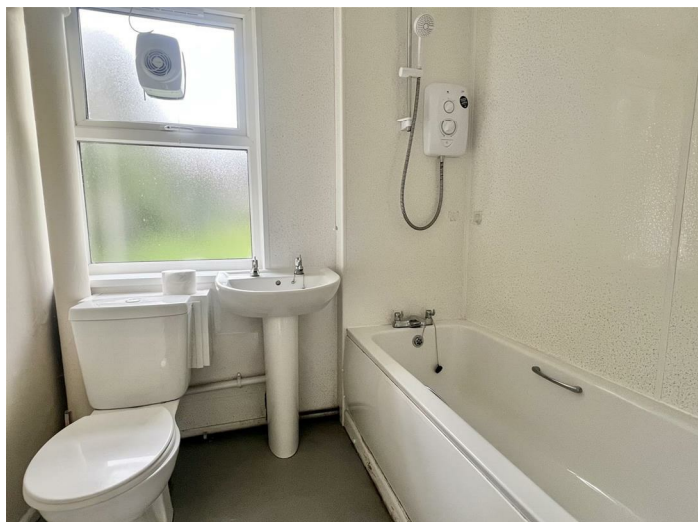


Located to the rear. An outlook over the garden areas. Electric wall mounted heater.



## 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

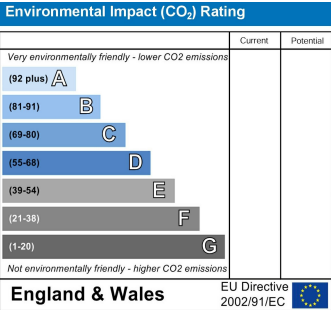
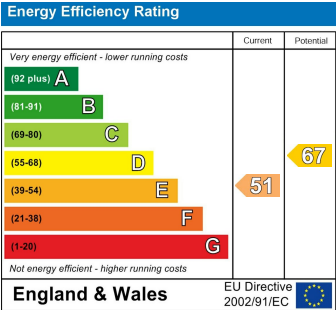
Please ask for a copy of the Ocean Housing Preliminary Information sheet.

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 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.

