MAY WHETTER & GROSE

CHEZ NOUS PORTHEAST WAY, GORRAN HAVEN, PL26 6JA
GUIDE PRICE £250,000



A CHAIN FREE DETACHED BUNGALOW WITH TWO DOUBLE BEDROOMS, GARAGE AND OFF ROAD PARKING. THE PROPERTY BENEFITS FROM MAJORITY DOUBLE GLAZING, ELECTRIC HEATING AND OCCUPIES A DESIRABLE LOCATION. AVAILABLE TO CASH BUYERS ONLY DUE TO CORNISH UNIT CONSTRUCTION. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED HOME.

*** CASH BUYERS ONLY SEE AGENTS NOTE ***
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Location:
The heart of Gorran Haven is a cluster of fishermen's cottages, nestling around a secluded cove. The two village beaches have golden sand making them ideal for the whole family (including dogs on a lead). The main beach is accessible to all, and all facilities are close by including a large car park. The harbour is sheltered by a stone quay from which angling trips are available and there are visitors moorings for the boating enthusiasts. To the west of Gorran Haven is Caerhays Castle, beach and gardens. Caerhays beach is sheltered with golden sand, beach cafe and ample car parking. The gardens are open in the spring, to the public and boast a breath taking collection of tropical plants in an idyllic setting, is approximately 3 miles away and offers a range of village amenities to include a grocery shop, variety of pubs and restaurants, and there is also a doctors surgery. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 15 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 16 miles from the property. St Austell town centre is located approximately 12 miles away and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with supermarkets. There are good primary and secondary schools within close proximity.

Directions:
From St Austell head out towards Mevagissey through the Pentewan Valley. At the top of the hill before you drop down into Mevagissey turn right. Head along past the Lost Gardens of Heligan on the left, and follow the road for approximately 3 and ½ miles, through the hamlet of Gorran Highlanes and Gorran Village. As you head out of Gorran Village take the next right hand turning signposted Gorran Haven. As you come down Bell Hill follow the road down taking the left hand turn onto Portheast Way. Proceed along this road where Chez Nous is located on the right hand side of the road.

Porch:
4'7" x 3'3" (1.42m x 1.01m)



Wood frame door with single glazed glass allows internal access into entrance porch with matching wood frame single glazed units to right and over entrance door. Hard wood door with single glazed obscure glazing allows access to inner hall. Tiled flooring. Exposed stone walls.

Inner Hall:
12'5" x 5'10" (3.80m x 1.79m)
Doors off to double bedrooms one, two, family bathroom, kitchen and lounge. Additional door opens to provide access to storage cupboard. Loft access hatch. Carpeted flooring. Wall mounted electric night storage heater.

Bedroom Two:
9'7" x 10'0" (2.93m x 3.07m)



UPVC double glazed window to front elevation providing a pleasant outlook overlooking the front garden. Laminate flooring. Updated wall mounted Dimplex electric heater with inset thermostat. BT Openreach telephone point.



Bedroom One:
12'10" x 9'10" (3.92m x 3.02m)



Two UPVC double glazed windows to rear elevation. Carpeted flooring. BT Openreach telephone point.



Bathroom:
7'3" x 6'5" (2.23m x 1.96m)



UPVC double glazed window to rear elevation with obscure patterned glazing. Matching three piece pink bathroom suite comprising low level flush WC, pedestal hand wash basin with additional storage below and panel enclosed bath with wall mounted electric shower over. Part tiled walls. Wood effect vinyl flooring. Part wood clad walls. Wall mounted electric heater. Fitted extractor fan. Heated towel rail.

Kitchen:
10'2" x 11'0" (max) (3.12m x 3.36m (max))



UPVC double glazed window to rear elevation overlooking the enclosed rear garden. UPVC double glazed door to side elevation with obscure glazing and inset stained glass detail providing external access. Matching wall and base kitchen units. Roll top work surfaces. Stainless steel sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Fitted extractor hood over cooker recess. Part tiled walls. Wood effect vinyl flooring. High level enclosed mains fuse box. Wall mounted electric heater. Fitted extractor fan. Doors open to provide access to the airing cupboard housing the lagged hot water tank.



Lounge:
16'7" x 10'7" (5.07m x 3.24m)



A well proportioned twin aspect room with wood frame single glazed window to front elevation with inset secondary glazing and additional UPVC double glazed window to side elevation. Carpeted flooring. Open fireplace. Dimplex wall mounted electric heater with inbuilt thermostat. Television ariel point.





Outside:



To the front there is a manageable area of grass with central hardstanding walkway providing access to the front door. To the right hand side of the front garden is the drive and off road parking for numerous vehicles. Access for the garage. The rear is accessed either via the right or left hand side of the property. To the rear right hand is an elevated paved patio, the remainder of the rear and left hand side is in the form of lawn with established shrubs.





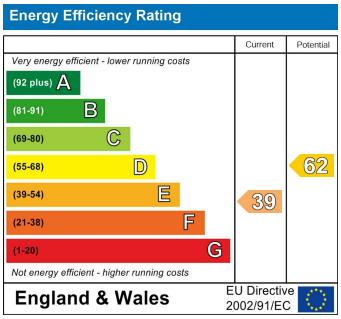
Garage:
** We were unable to measure the garage at time of inspection **
The garage offers twin wooden doors providing vehicle access with wooden door providing external access to the side. The garage benefits from light and power.

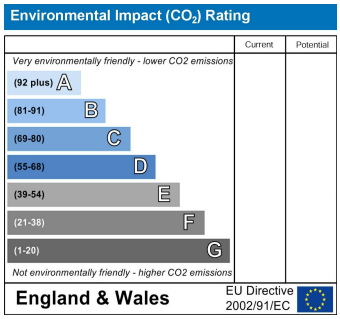
Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

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

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

Agents Notes:
This property is available to cash buyers only due to it being built of Cornish Unit construction. Interested parties are advised to seek their own advice/clarification of this PRIOR to arranging a viewing tour.







Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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