



MAY WHETTER & GROSE

## 3 BAKERY CLOSE, ST. AUSTELL, PL25 5AX

### GUIDE PRICE £165,000



OFFERED WITH NO ONWARD CHAIN, LOCATED A SHORT DISTANCE FROM ST AUSTELL TOWN WITHIN EASY REACH OF THE A390 AND LOCATED AT THE END OF A PRIVATE ROAD WITH BRICK PAVED ENTRANCE. END OF TERRACE THREE BEDROOM FAMILY HOME WHICH REQUIRES FULL MODERNISATION THROUGHOUT BUT OFFERS SCOPE AND POTENTIAL. GENEROUS SIZE LIVING ACCOMMODATION TO THE GROUND FLOOR, A LIGHT OAK FRONTED STYLE KITCHEN, CLOAKROOM/WC AND LOUNGE/DINER WITH THREE BEDROOMS AND FAMILY BATHROOM TO THE FIRST FLOOR. ENCLOSED REAR GARDEN.

\*SEE AGENTS NOTES\*

\*\*\* EPC - C \*\*\*



### Location

St Austell town centre is situated within easy reach and offers a 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 Truro Road at the traffic lights turn right towards the Gover Valley. Right opposite HBH Woolacotts on your left hand side there is a turning into Bakery Close. Follow the road up to the end and number 3 is the last property on the right hand side. A board will be erected for convenience. Allocated parking spaces to the side.

### Accommodation

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

Brick paved ramped access leads to a covered front entrance with outside lighting. Part obscure double glazed door opens through into entrance hall.

### Entrance Hall

Carpeted flooring. Wall mounted radiator. Recessed spotlights. Six panel white doors to downstairs living accommodation. Turning staircase to first floor.

### Cloakroom/WC

6'11" x 2'11" (2.13 x 0.89)



Comprising low level WC, hand basin with part tiled splashback and tiled flooring. Wall mounted radiator. Recessed spotlights. Wall mounted extractor.

### Kitchen

12'1" x 10'6" - max (3.69 x 3.22 - max)



Double glazed window to front with roller blind. Double doors leading through into the main living area. Kitchen comprises a range of light modern oak styled fronted wall and base units complimented with roll top laminated work surface with tiled splashback. Four ring gas hob with extractor over and oven below. Under unit space for white good appliances. Integrated low level fridge and freezer.





### Main Living Area

15'1" x 12'4" widening into recess 16'1" - max (4.61 x 3.78 widening into recess 4.91 - max)



Double glazed french doors and window opening to the rear. Two wall mounted radiator. Recessed spotlighting. Door into large under stairs storage cupboard.



Carpeted stair case with handrail to first floor landing. Access through to loft. Recessed spotlighting. Doors to all three bedrooms and family bathroom. Door into airing cupboard with radiator and shelving.

### Bathroom

6'9" x 6'11" - max (2.06 x 2.12 - max)



Comprising white suite of low level WC, hand basin with mixer tap, panelled bath with shower over. Part tiled wall surround with decorative border and inserts. Finished with tiled flooring. Recessed spotlights. Ceiling mounted extractor. Obscure double glazed window opening to the rear.

### Bedroom

8'9" x 12'10" - max (2.69 x 3.93 - max)



Double glazed window to the side with radiator beneath.

Bedroom

8'11" x 16'2" - max (2.72 x 4.93 - max)



Double glazed window to the front with radiator beneath.

Bedroom

6'11" x 6'9" (2.13 x 2.08 )



Double glazed window to front with radiator below. Double doors open into over stairs wardrobe recessed storage.

Outside



The property has brick paved communal driveway

which leads to allocated parking to the side. The rear garden can be accessed from the main living area which leads out onto a raised decking area, enclosed by part wall and strip wood fence panelling.



Council Tax Band - B

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

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



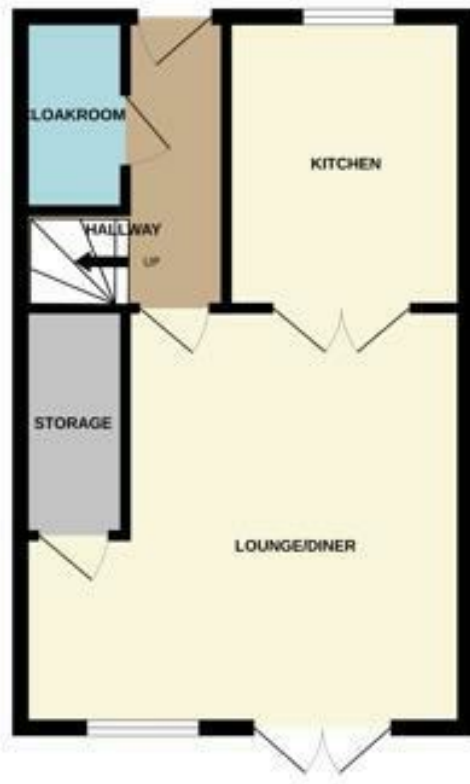








GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 floorplan 11/2024

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