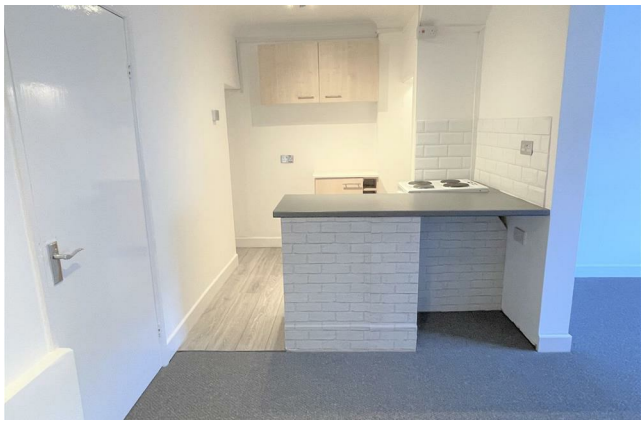
MAY WHETTER & GROSE

# 3 GROSVENOR PLACE, ST. AUSTELL, PL25 5NQ
# GUIDE PRICE £220,000



SITUATED A SHORT DISTANCE FROM ST AUSTELL TOWN CENTRE, THE START OF THE CLAY TRAILS AND WOODLAND WALKS, IS THIS EXTENDED AND VERSATILE GOOD SIZED FAMILY RESIDENCE. A VIEWING IS HIGHLY RECOMMENDED DUE ITS LOCATION TO THE TOWN CENTRE AND ITS POTENTIAL - VENDOR OPEN TO SENSIBLE OFFERS. EPC - C.





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 centre, head down Truro Road and at the traffic lights, turn right onto Gover Road. Past HBH Woolacotts on your left hand side. Continue along this road taking the second right hand turn into Grosvenor Place. The property is the first property on the right hand side. A board will be erected for convenience.

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

From the pillared, open tarmac driveway there is a low maintenance stone chipped area to one side. Doors to both parts of the accommodation.

To the left - Obscure glazed panelled door opens through into:

**ENTRANCE HALLWAY:**
Carpeted staircase to the first floor. Door into:

**LOUNGE:**
10'9" x 12'3" (3.29m x 3.75m)

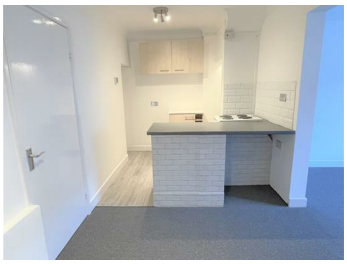


Double glazed window to the front with radiator beneath. The original fireplace has been blocked off. Raised hearth. Open wide arch into kitchen/dining area.



**KITCHEN/DINING AREA:**
15'8" x 7'5" (4.79m x 2.28m)





The carpeted flooring continues through this room and on to additional reception room. Within the kitchen there is a wood effect floor covering, part tiled wall surround and a range of wall and base units. Insert space for cooker. Underneath the stairs is the sink. Door into:

**RECEPTION ROOM OR BEDROOM**
9'7" x 8'9" (2.94m x 2.69m)



Steps lead down into this additional room which has a deep recess. Wall mounted radiator and further double glazed window looking over the rear courtyard. Further door into rear porch and entrance, housing the boiler. Further door leading out onto the garden area. Door into:



**BATHROOM:**
6'0" x 6'2" narrowing to 5'1" (1.85m x 1.88m narrowing to 1.55m)



Comprising low level WC, corner hand basin and panelled bath with shower over.

**STAIRCASE TO SPLIT LANDING**



Staircase turns to the half landing where the staircase splits to both sides.

**ORIGINAL BEDROOM SPLIT INTO TWO**
18'9" x 12'2" (5.73m x 3.71m)



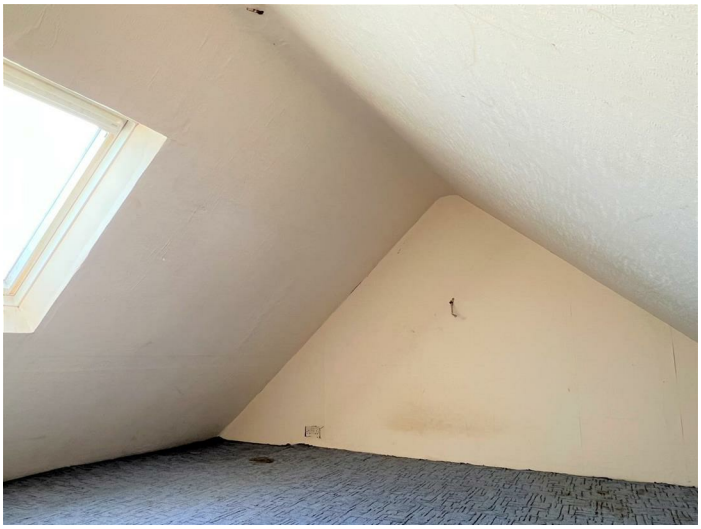
Originally a large bedroom which has now been split into two good sized double rooms. To the right, with two double glazed windows and pull down ladder for access to loft area which has a roof window and carpeted flooring. Radiator.

**ORIGINAL BEDROOM SPLIT INTO TWO**



To the other side another bedroom also with two double glazed windows.

**LOFT AREA**



**BEDROOM**
12'8" x 10'9" plus open recess 6'5" x 3'10" (3.88m x 3.28m plus open recess 1.96m x 1.17m)



Double glazed window to the front with radiator beneath. Within the open recess area there is space and plumbing for en suite if required. Ceiling mounted extractor. Door to:



**BEDROOM:**
8'4" x 7'9" (2.55m x 2.37m)



Located at the rear. Two deep recessed storage areas. Wall mounted radiator and double glazed window.

**BATHROOM:**
4'3" x 5'8" (1.32m x 1.75m)



With fully tiled wall and ceiling surround. Obscure double glazed window. Comprising a white suite of low level WC, hand basin and panelled bath with shower over.

**FORMER GARAGE EXTENSION/POSSIBLE ANNEXE**



Double doors with glazed side panel opening though into:

**RECEPTION ROOM:**
18'8" x 8'8" widening to 12'1" (5.69m x 2.66m widening to 3.70m)





Double glazed window to the side with radiator beneath. An open arch gives access to the left. Further double glazed window with sink and tiled surround and vanity unit beneath.

**BATHROOM:**
6'7" x 4'8" (2.01m x 1.43m)



Fully tiled wall surround. Sunken bath with shower head attachment over, basin and WC. Radiator. T & G panelled ceiling with obscure double glazed window to the side elevation.

**OUTSIDE:**

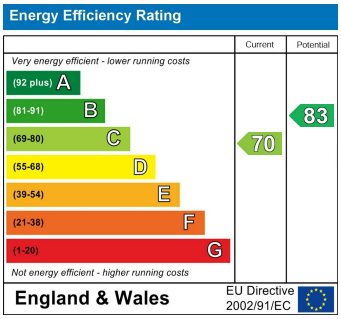


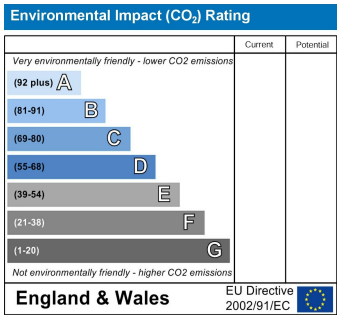
Tarmac drive. There is a low maintenance garden surround with stone chippings to the front and rear. Pathway continues around the side, to the rear, which can also be accessed from the main living area rear porch.





**TAX BAND: B**

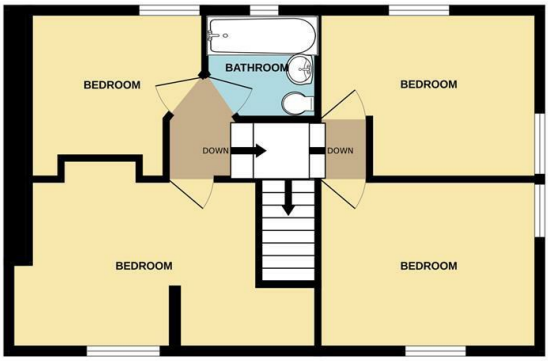

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
83
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 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 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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