



**MAY WHETTER & GROSE**

**45 CHISHOLME CLOSE, ST. AUSTELL, PL25 4UG**  
**GUIDE PRICE £142,500**



A RARE OPPORTUNITY TO ACQUIRE A 2 BEDROOM BUNGALOW IN THIS POPULAR COMPLEX, FOR OVER 55'S. THE PROPERTY BENEFITS FROM ITS OWN ENCLOSED PRIVATE REAR GARDEN, AND INTERNALLY THERE IS A LOUNGE, KITCHEN, TWO BEDROOMS, BATHROOM AND CONSERVATORY. THE PROPERTY HAS WOOD EFFECT UPVC DOUBLE GLAZING. ALL ROOMS WITHIN THE BUNGALOW ARE FITTED WITH AN EMERGENCY PULL CORD. EPC RATING - D.



## Location

St Austell town centre is situated within a short walk 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 head up East Hill to the traffic lights, turning right onto Eastbourne Road. Follow the road along towards Sawles Road. As the road bears around to the right there is a turning on the right into Belmont Road. Take this right hand turning and after approximately 100 yards turn left. The property will be situated on the right hand side of Chisholme Court. Parking is available within the communal areas.

## Accommodation

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

Part paned single glazed door to:

## Entrance Hall:

With night storage heater, pull cord, hatch to roof space, smoke alarm.

## Bedroom One:

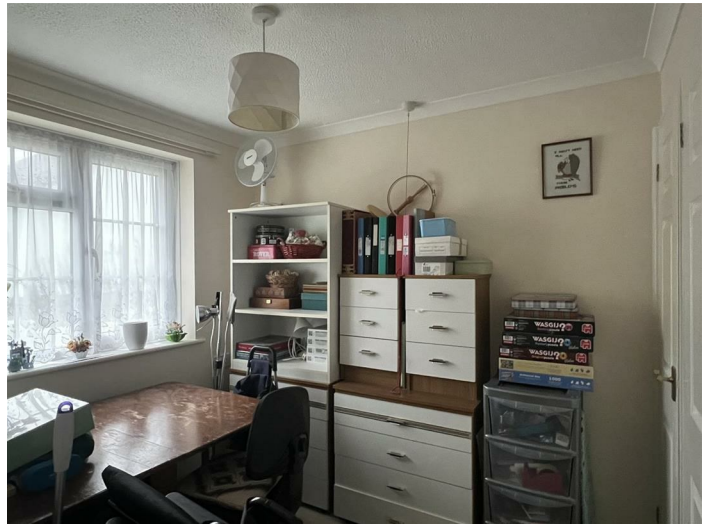
10'2" x 10'6" (3.10 x 3.20)



Upvc double glazed bay window, electric panel heater, ceiling coving, double fitted wardrobe/storage cupboard and built in shelved wardrobe cupboard. Emergency pull cord.

## Bedroom Two:

7'7" x 8'0" (2.31 x 2.44)



(at minimum plus entrance area). Upvc double glazed window, electric panel heater, built in wardrobe cupboard and airing cupboard with hot water storage cylinder and immersion.

## Bathroom

5'11" x 6'5" (1.80 x 1.96)



With electric panel heater, white low level wc, wash hand sanitary basin, panelled bath with mixer tap and shower head, part tiled surrounds and extractor.

**Lounge:**

15'0" x 11'9" (4.56 x 3.58)



Mock fireplace housing electric fire, tv point, night storage heater, BT point, ceiling coving, upvc double glazed window overlooking the rear garden.

**Conservatory:**

6'1" x 7'11" (1.85 x 2.42)



(At maximum wall to wall). Emergency pull cord. Upvc conservatory with sliding patio doors onto rear garden. All windows and doors are wood effect from the outside.

**Kitchen:**

7'0" x 8'3" (2.14 x 2.51)



With a range of fitted wall and floor cabinets with roll edge work top over incorporating a four ring electric hob and built in oven. Stainless steel sink unit and drainer, plumbing for washing machine and dishwasher, space for fridge freezer, ceiling coving, part tiled surrounds, fitted Ariston filter hood. Upvc double glazed window overlooking the rear garden, Powerflow down flow heater, wall mounted consumer unit and electric strip light.

**Outside:**

The rear garden has a paved patio area, a range of mature plants and shrubs. Outside tap. Gravelled area for ease of maintenance. Garden Store and rear pedestrian gate leading to the parking area.

**Council Tax Band - B****Agents Notes**

The properties are for the over 55's.  
Service Charges 1st January 2025 - 31st December 2025 are monthly payments of :-  
Two bedroom properties Service Charge £221.81 per month (this includes Ground Rent of £9.74 per month)  
NO PETS

**Broadband and Mobile Coverage**

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

**Services**

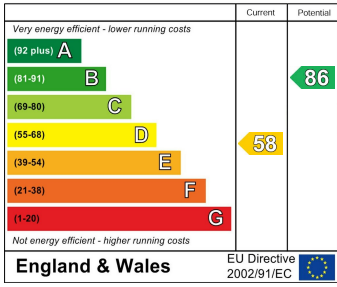
None of the services, systems or appliances at the property have been tested by the Agents.

**Viewings**

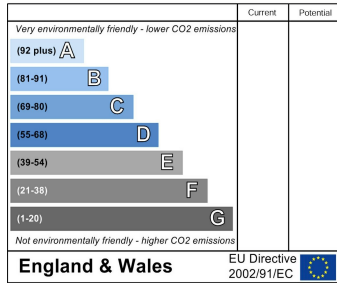
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: sales@maywhetter.co.uk

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating











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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