



MAY WHETTER & GROSE

15 ROBERT ELIOT COURT TREVARRICK ROAD, PL25 5JZ
PRICE GUIDE £125,000



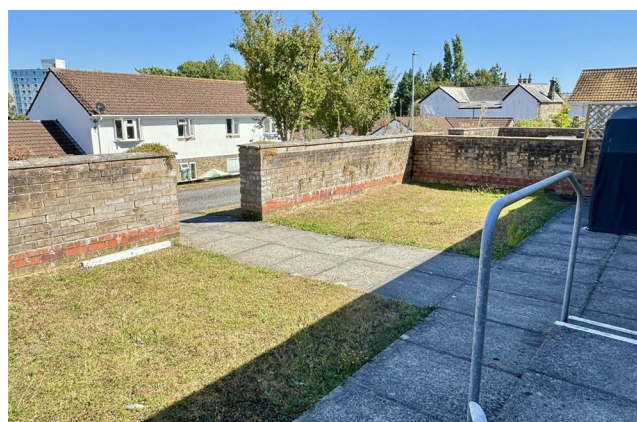
**** CHAIN FREE ****

A MID TERRACE BUNGALOW WITH TWO DOUBLE BEDROOMS, ENCLOSED GARDEN, DOUBLE GLAZING AND ELECTRIC HEATING. THE PROPERTY IS WELL PRESENTED THROUGHOUT OFFERING A CONVENIENT SETTING WITHIN CLOSE PROXIMITY OF ST AUSTELL TOWN CENTRE.

**** THIS PROPERTY IS AVAILABLE TO THOSE AGED 55 YEARS AND OVER AND CAPABLE OF INDEPENDENT LIVING ****

**** PLEASE SEE VIEWING CRITERIA PRIOR TO ARRANGING TO VIEW ****

****EPC - D****



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 9 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 15 miles from the property.

Directions:

From St Austell proceed towards Truro on the B3274. Pass straight through the traffic lights with the high rise flats on the left. Take the next right onto Trevarrick Road and turn immediately left onto Robert Eliot Court. Number 15 is located at the top of the development. Viewers are welcome to park in the communal parking area when viewing.

Accommodation:

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

Entrance Hall:

10'8" x 9'9" maximum (3.26 x 2.99 maximum)



Upvc double glazed door with upper obscure glazing provides external access. Opening to kitchen. Doors to double bedrooms one, two and shower room. Hardwood door with multi paneled glazed inserts allows access through to lounge. Carpeted flooring. Textured ceiling. Wall mounted electric heater. Wall mounted mains enclosed fuse box. Loft access hatch. Wall mounted emergency pull cord system. Doors open to provide access to airing cupboard offering tremendous shelved storage facilities with the properties water tank located to the left-hand side accessible from a low-level door. Telephone point.

Kitchen:

7'9" x 7'3" (2.37 x 2.22)



UPVC double glazed window to front elevation. Matching wall and base kitchen units benefiting from soft close technology. Stone effect work surfaces with tiled splash back. Tile effect vinyl flooring. Fitted microwave and oven and space for additional kitchen appliances. Textured ceiling. Stainless steel sink with matching draining board and central mixer tap. Fitted four ring electric hob.



Bedroom One:

11'0" x 10'3" (3.37 x 3.13)



Upvc double glazed window to rear elevation overlooking the enclosed garden. Carpeted flooring. Wall mounted electric heater. Textured ceiling.

Bedroom Two:

8'11" x 8'7" (2.73 x 2.62)



A generous double second bedroom with UPVC double glazed window to rear elevation overlooking the enclosed garden. Carpeted flooring. Textured ceiling. Wall mounted electric heater.

**Bathroom:**

6'8" x 5'4" (2.05 x 1.65)



Fitted with low-level flush WC with dual flush technology, fitted shower enclosure with glass sliding shower door and wall mounted Mira Sport shower over, ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage below. Part tiled walls. Water resistant cladding to shower cubicle. Wood effect vinyl flooring. Heated towel rail. Textured ceiling. Fitted extractor fan. Wall mounted electric heater. Emergency pull cord system.

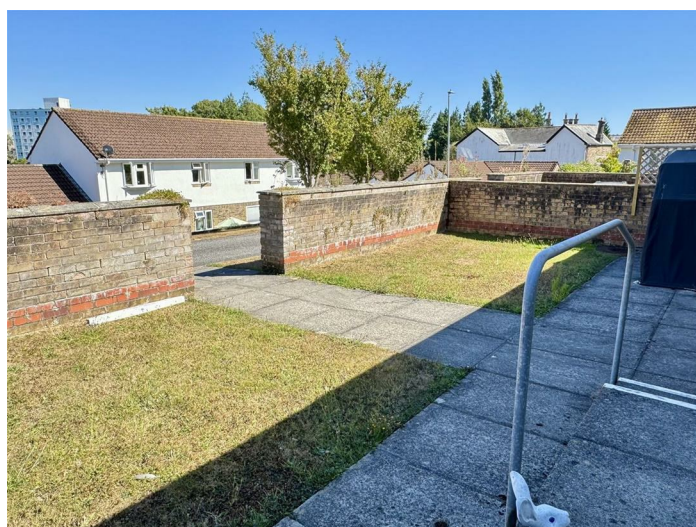


Lounge:

18'5" x 10'5" maximum (5.62 x 3.19 maximum)



Upvc double glazed sliding patio doors provide access to the enclosed rear garden. Carpeted flooring. Two wall mounted electric heater. BT Openreach telephone point. Television aerial point. Wall mounted real flame affect electric fire.



To the rear of the property there is a manageable area of lawn with central paved walkway providing access to the lounge patio doors. This area is well enclosed with brick wall to front right and left elevations. The paved walkway flows across the rear of the bungalow complete with external power points. The property is accessed via a walkway to the right hand side of the rear access doors, walk to the left and look for the signage denoting number 15.





Viewing Criteria:

This property is for those aged 55 years and over and capable of independent living.

This is a leasehold property with a 99 year lease which commenced on 01/01/1987 with circa 60 years remaining.

We understand that the maintenance and service charges for 2025/26 are £2,652.00. Included are maintenance of communal grounds, use of laundry room, building insurance, warden's salary, ground rent and management company charges.

We understand the lease for the property prohibits mortgages being taken out as part of a purchase. Cash purchasers only

Council Tax - B

Broadband and Mobile Coverage:

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. <https://checker.ofcom.org.uk/en-gb/broadband-coverage> / <https://www.ofcom.org.uk/mobile-coverage-checker>

Floor Area:

The floor area measurement is taken from the EPC.

Services:

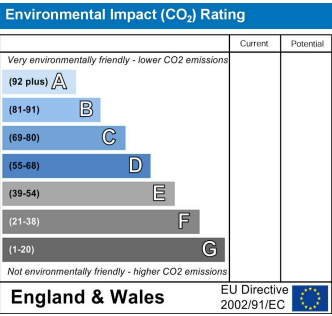
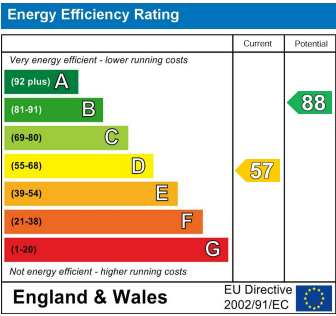
None of the services, systems or appliances at the property have been tested by the Agents.

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







IMPORTANT INFORMATION REGARDING THIS FLOOR PLAN



While every attempt has been made to ensure the accuracy of the floor plan, measurements of areas, dimensions, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is given as to their operability or efficiency over the years. Messrs May, Whetter & Grose

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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