



MAY WHETTER & GROSE

**3 CARWOLLEN ROAD, ST. AUSTELL, PL25 3RU**  
**GUIDE PRICE £215,000**



A WELL PRESENTED END OF TERRACED HOUSE WITH THREE BEDROOMS, OFF ROAD PARKING. UPVC DOUBLE GLAZING, MAINS GAS FIRED CENTRAL HEATING AND ENCLOSED REAR GARDEN. THE PROPERTY OCCUPIES A NO THROUGH ROAD SETTING WITHIN CLOSE REACH OF LOCAL AMENITIES. EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE ACCOMMODATION AND FINISH ACHIEVED.

\*\* EPC - C \*\*



**Directions:**

There are numerous ways to get to the property, however, from St Austell head and up of the town via East Hill, taking a right at the roundabout at the top onto Kings Avenue. Follow the road to the next roundabout by the Station and take the right hand exit past the park on your left, past the library on your right to the roundabout. Go straight over, past the recreation centre on the right to the roundabout, continue long to traffic lights. Take the left hand turn up past Aldi on your right up Slades Road. Go through the traffic lights up the next roundabout. Take the right hand turning into into the Lovering Fields Development. At the next roundabout turn left and follow the road. Proceed along where number 3 is located on the left hand side of the no through road.

**Location:**

Situated on the eastern side of St Austell town, this modern development is conveniently located for the local shops as well as junior and secondary schooling. There is a range of beaches and coastal walks which can be found approximately 2 miles from the property and St Austell town centre itself has a wide range of amenities as well as a mainline railway station connecting to London Paddington.

**Accommodation:**

Hard wood front door with multi obscure double glazed inserted panels allows external access into entrance hall.

**Entrance hall:**

19'5" x 3'10" (5.92m x 1.17m )



(maximum including stairs to first floor)  
Doors off to WC and lounge. Carpeted flooring. Carpeted stairs to first floor. Radiator. Textured ceiling.

**WC:**

5'7" x 3'0" (1.72m x 0.92m)

Upvc double glazed window to side elevation with obscure glazing. Matching two piece white WC suite comprising WC with dual flush technology and

pedestal ceramic hand wash basin. High level mains enclosed fuse box. Wood effect vinyl flooring. Radiator. Textured ceiling.

**Lounge:**

15'3" x 11'7" (max) (4.67m x 3.55m (max))



Upvc double glazed window to front elevation. Door through to kitchen diner. Additional door provides understairs cupboard housing tumble dryer. Carpeted flooring. Mains gas real flame fire with marble surround with matching marble hearth and wooden mantle. Radiator. Television arial point. BT open reach point. Textured ceiling. Wall mounted thermostat.

**Kitchen/Diner:**

14'9" x 8'8" (4.52m x 2.65m)



Upvc double glazed patio doors to rear elevation with upper and lower glazed panels. Sealed units to right and left hand side of door. Additional UPVC double glazed window to rear elevation. Updated base and kitchen units finished in white high gloss. Roll top work surface with matching splash back and part tiled walls. Stainless steel one and a half bowl sink with matching draining sink and central mixer tap. The logic combi C24 central heating boiler is located within one of the kitchen units. Four ring mains gas

hob with fitted extractor hood over and electric oven under. Space for additional kitchen appliances. Wood effect laminate flooring. Textured ceiling. Integral slim line dishwasher.



### Landing:

9'0" x 2'11" (2.75m x 0.90m)

Doors off to bedroom one, two, three and family bathroom. Loft access hatch. Textured ceiling. Carpeted flooring. Radiator.

### Bedroom One:

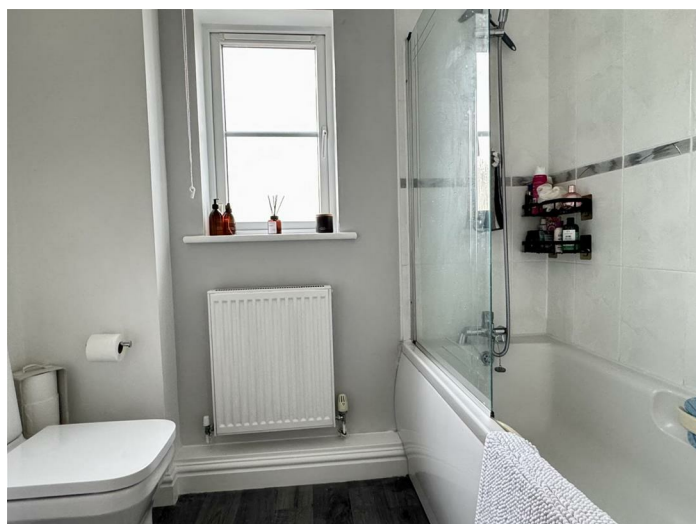
12'11" x 12'1" (max) (3.94m x 3.69m (max))



Two Upvc double glazed windows to front elevation offering distant sea views. Door to over stair storage cupboard. Radiator. Carpeted flooring. Textured ceiling. Fitted wardrobe with three doors allowing access, the centre door being mirrored.

### Bathroom:

7'0" x 5'6" (2.15m x 1.69m)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit. Tiled splash back. Panel enclosed bath with central mixer tap, fitted shower attachment and glass shower screen. Wood effect laminate flooring. Radiator. Textured ceiling. Electric plug in shaver point.

### Bedroom Two:

8'7" x 8'10" (2.62m x 2.71m)



Upvc double glazed window to rear elevation. Radiator. Carpeted flooring. Textured ceiling.

**Bedroom Three:**

8'10" x 5'11" (2.71m x 1.82m )



Upvc double glazed window to rear elevation. Textured ceiling. Radiator. Carpeted flooring.

**Outside:**

To the front of the property steps lead up to provide access to the front door with wrought metal railings providing security. Infront of this is a well stocked planted area. To the right hand side of the property, there are plumb slate chippings.



**Rear Garden:**

Either accessed via the rear courtesy gate or from the kitchen diner immediately to the rear of the property is a paved patio area complete with outside tap. Pebble chippings to side. The paved walkway provides access to the rear access gate which has grass to left and right hand side. To the top section of the garden there is an elevated grassed area. The rear gate provides access to the properties off road parking for two vehicles.

**Broadband and Mobile Coverage:**

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

**Floor Area:**

The floor area measurement is taken from the EPC.

**Services:**

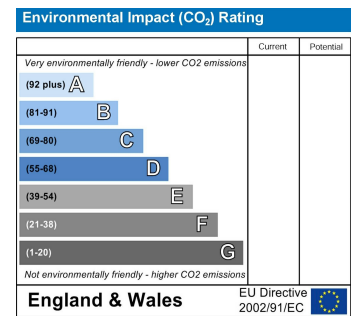
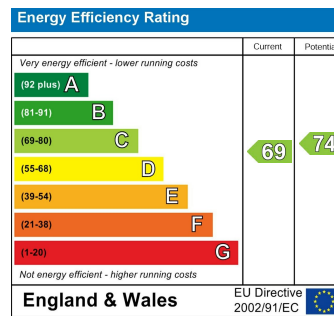
None of the services, systems or appliances at the property have been tested by the Agents.

**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

**Council Tax Band C**

**Agents Notes:**



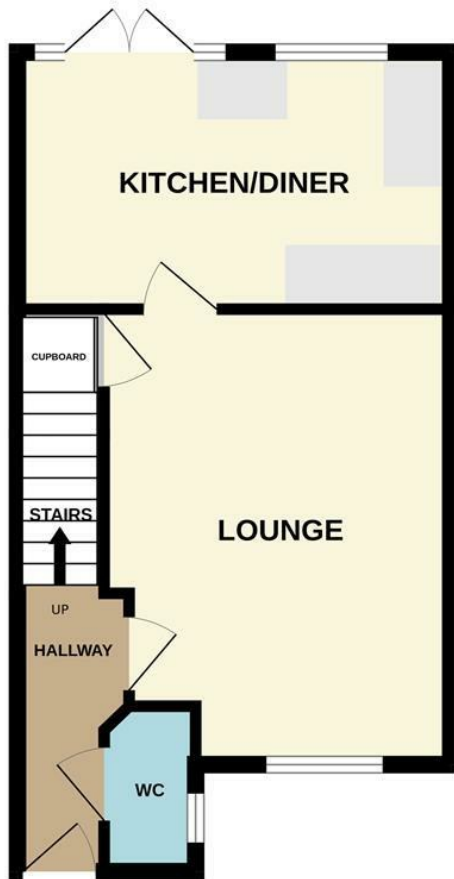




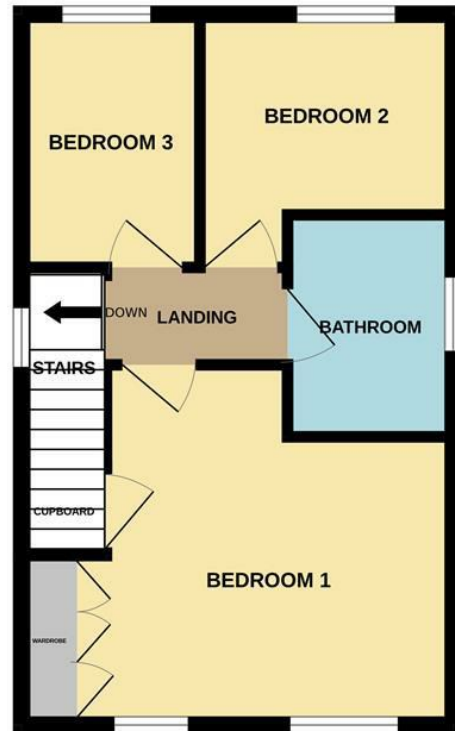




GROUND FLOOR



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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