



MAY WHETTER & GROSE

17 CHY PONS, ST. AUSTELL, PL25 5DH
GUIDE PRICE £350,000



OFFERED WITH NO ONWARD CHAIN, SITUATED ON A CORNER PLOT AT THE END OF A QUIET CUL-DE-SAC WITHIN EASY REACH OF ST AUSTELL TOWN AND THE A390. A WELL PRESENTED REVERSE ACCOMMODATION FAMILY HOME WHICH OFFERS BRICK PAVED DRIVEWAY WITH GARAGE, ARTIFICIAL LAWN GARDEN TO THE FRONT, TO THE REAR A PAVED PATIO AND LAWN GARDEN ENCLOSED BY STRIP WOOD FENCE PANELLING OFFERING A GOOD DEGREE OF PRIVACY. INTERNALLY A GOOD SIZE WELCOMING HALLWAY WITH THREE DOUBLE BEDROOMS, PRINCIPAL EN-SUITE PLUS WALK IN WARDROBE, AND FAMILY BATHROOM, TO THE FIRST FLOOR A GENEROUS SIZE LIGHT AND SPACIOUS LOUNGE TOGETHER WITH KITCHEN/BREAKFAST ROOM AND UTILITY. CLOAKROOM/WC AND ADDITIONAL RECEPTION ROOM WHICH COULD BE UTILISED AS A FORMAL DINING ROOM BENEFITING FROM DOUBLE DOORS OPENING OUT ONTO THE PAVED PATIO TO THE REAR. ATTRACTIVELY FINISHED WITH PART SLATE HUNG SURROUND. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS POSITION WITHIN THE CUL-DE-SAC. EPC - C



Location

Situated within walking distance of St Austell town centre and has easy road access to Truro and Newquay. There is a mainline railway station and leisure centre together with primary and secondary schools and college, plus supermarkets. The picturesque Port of Charlestown and the award winning Eden Project area 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 Edgcumbe Road known locally as Hospital Hill, past the bus stop on your right hand side taking the next right signposted Trevone Crescent. Immediately right turn down into Chy Pons, head down to the bottom and the property will appear in the far right hand corner. A board will be erected for convenience.

Accommodation

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

From the brick paved driveway there is a part obscure glazed front door with outside courtesy lighting. Side gate access to the rear.



A door opens through into the welcoming hallway. with embedded weaved welcome mat and carpeted flooring. Wall mounted radiator. Doors into storage cupboard and opposite a further cupboard housing the boiler. Doors into all three bedrooms and one into the family bathroom.

Bedroom

7'6" x 8'11" (2.31 x 2.73)



Located to the front with double glazed window and roller blind with deep display sill and radiator beneath.

Bedroom

11'3" x 8'4" - max (3.45 x 2.55 - max)



Also enjoying a similar outlook from the double glazed window with roller blind, deep display sill and radiator below.

Principal Bedroom

10'9" x 14'11" (3.30 x 4.57)



Benefitting from door into en-suite and one into large walk in cupboard. Also enjoying an outlook over the artificial lawn garden area to the front and brick paving from the double glazed window with roller blind, deep display sill and radiator below.

En-Suite

5'4" x 4'8" (1.64 x 1.44)



Offering a low level WC, hand basin with part tiled splashback, corner shower cubicle with tiled wall surround with inset border and MIRA shower. Above the WC there is a mirror fronted vanity storage cabinet and above the basin glass shelf with mirror and shaver socket. Wall mounted radiator. Tile effect floor covering. Recess spotlights and extractor.



Carpeted staircase with handrail to the first floor landing. Wall mounted radiator beneath a double glazed window. Access to loft. Cupboard into over stairs storage with shelving. Open double door arch through into the lounge, doors into cloakroom/WC, second reception room and kitchen/breakfast room.

Lounge

11'7" x 16'4" (3.54 x 5.00)



Offering a great deal of natural light from three double glazed windows to the front, central window with roller blind and radiator beneath.

Reception Room Two

8'0" x 16'5" (2.46 x 5.01)



Double glazed window to front with radiator beneath. To the rear double doors open out onto the paved patio and onto the rear garden.

Cloakroom

3'10" x 7'10" - max (1.19 x 2.39 - max)



Comprising low level WC and hand basin with part tiled splashback with mirror above. Radiator and obscure double glazed window. Finished with a tile effect floor covering.

Kitchen/Breakfast Room

10'11" x 14'10" - max (3.33 x 4.54 - max)



Finished with tile effect floor covering which continues through into the utility. Wall mounted radiator, double glazed window to the front with additional to the rear. The kitchen comprises a range of light wood effect wall and base units, complimented with speckled roll top laminated work surface which incorporates a four ring electric hob with NEFF extractor over and oven below. Stainless steel sink with drainer and mixer tap. Integrated fridge, freezer and under unit space for dishwasher. The kitchen are has recessed spotlighting.



Utility

8'7" x 7'10" (2.64 x 2.39)



A generous size utility room. This forms part of an extension to the main kitchen design with similar fronted wall and base units with matching work surface and tiled splashback. Stainless steel sink and draining board with mixer tap. Under unit space for further white good appliances. Door and window opening out onto the rear garden.

Outside



The property is set back into the far right hand corner of the cul-de-sac.

To the front the driveway and front garden area has been brick paved with further artificial decorative lawn. To the rear there is a nice size paved patio with outside courtesy lighting with steps up onto an expanse of open lawn enclosed by strip wood fencing panelling.

Garage

16'7" x 8'2" - max (5.06 x 2.50 - max)



With electric up and over door. Has both power and light.

Council Tax Band - D

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

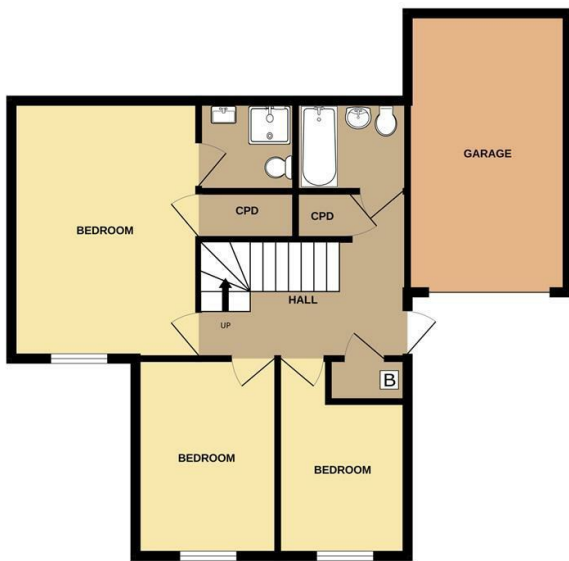
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Energy Efficiency Rating		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			
		73	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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