MAY WHETTER & GROSE

9 SOUTHDOWN CLOSE, STICKER, PL26 7EP
GUIDE PRICE £230,000



** OFFERED WITH NO ONWARD CHAIN **
IN A TUCKED AWAY POSITION AT THE END OF A QUIET CUL-DE-SAC IN A POPULAR RESIDENTIAL AREA WITHIN THE MUCH SOUGHT AFTER VILLAGE OF STICKER IS THIS DECEPTIVELY SPACIOUS FAMILY RESIDENCE. THOUGH REQUIRING UPDATING THROUGHOUT OFFERS GREAT SCOPE AND POTENTIAL. CURRENTLY OFFERS LOUNGE, KITCHEN/DINER, CLOAKROOM WC TO THE GROUND FLOOR WITH THREE BEDROOMS AND BATHROOM TO THE FIRST. THERE IS A GOOD SIZE GARAGE TO THE SIDE WITH FURTHER STORAGE BEHIND PLUS BOTH FRONT AND REAR GARDENS. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS POSITION, SCOPE AND POTENTIAL.

*** EPC - D ***





Directions:
From St Austell come down into the village of Sticker past the communal car park on the left hand side as you come along approximately 150 yards past the hair dressers turn right up the hill past the pub on your right and the post office on your left carrying on up and around taking the right hand turn into Southdown Road. Follow the road all the way to the top taking the last cul-de-sac on the left hand side into Southdown Close head to the end and the property will be set back on the left hand side.

Location:
Sticker is a popular village with shop, post office and local pub. There are local countryside walks and a village green playing field area. The recently regenerated St Austell town centre is situated approximately 3 miles away and offers a wider 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 10 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 12 miles from the property.

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



From the front a covered front entrance with courtesy lighting leads to an obscured aluminium framed front door leading into the entrance hallway. Carpeted flooring continuing up onto the staircase. Understairs area beneath with power sockets. Doors to downstairs living accommodation and one into cloakroom.

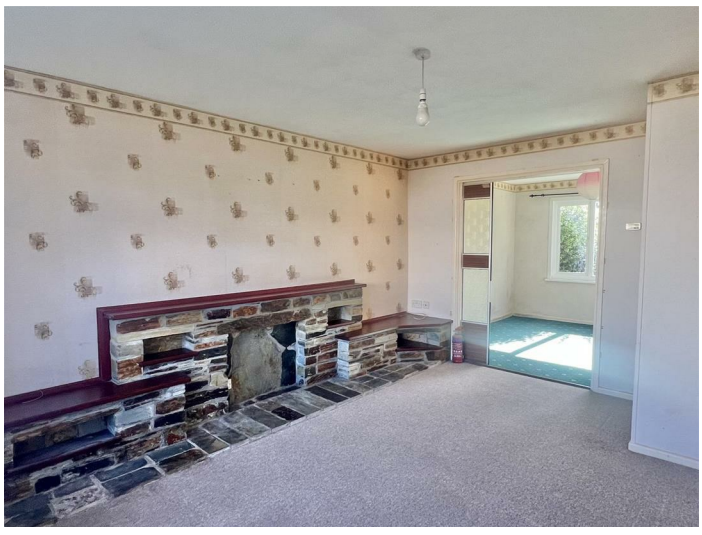


Cloakroom:
2'8" x 6'10" (0.82m x 2.10m)



High level obscured double glazed window to the front. Comprising of low level WC and hand basin with part tile splash back. Strip wood effect flooring.

Lounge:
10'10" x 14'3" (max) (3.32m x 4.35m (max))



Large double glazed window to the front. Central focal

point of a slate stone effect fireplace surround with wood mantle and display shelving and slate hearth. Double doorway arch through into kitchen/diner.





Dining Area:
10'2" x 10'6" (3.10m x 3.22m)



Double glazed window enjoying an outlook over the garden. Door into cupboard housing boiler for heating system. Open door and window arch into kitchen. This can also be accessed from the main hallway.

Kitchen Area:
11'7" x 6'10" (max) (3.55m x 2.10m (max))



Obscured double glazed aluminium framed door with double glazed Upvc window to the side. Radiator. Further double glazed window to the side.



First Floor Landing:
Double glazed window to side. Access through to the loft.

Bedroom:
7'11" x 8'7" (max) (2.42m x 2.63m (max))



Double glazed window to the rear.

Bedroom:
9'7" x 12'7" (max) (2.94m x 3.85m (max))



Double glazed window to front.

Bedroom:
11'11" x 9'8" (3.64m x 2.96m)



Enjoying an outlook over the rear from a double glazed window. Door into airing cupboard housing water cylinder with slated shelving.

Bathroom:
5'6" x 7'10" (1.69m x 2.41m)



High level part opening obscure double glazed window to the side. Low level WC, hand wash basin and panel bath with part tiled wall surround and shower over.

Outside:





To the front the garden is laid to lawn enclosed by a low stone block built wall and rendered wall. Driveway parking with access to the garage. Pedestrian side gated access.





The rear garden can be accessed from the kitchen, from here leads down and onto an area of open lawn enclosed by some stone wall surround, fence panelling and shrubbery. To the side there is a useful storage shed and hard standing area with outside tap.

Garage:
16'10" x 9'4" (max) (5.15m x 2.85m (max))



Offers both power and light. Door at rear of garage.



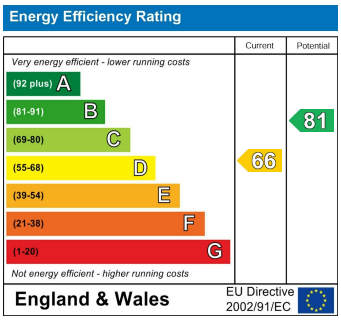
Council Tax Band: - C

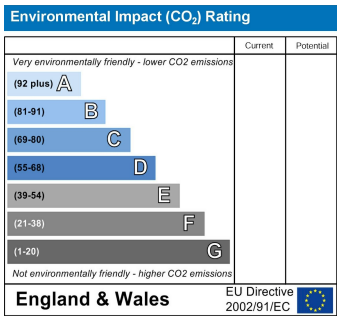
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Floor Area:
The floor area measurement is taken from the EPC.

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





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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