MAY WHETTER & GROSE

8 MOUNTBATTEN ROAD, PENWITHICK, PL26 8UY

£125,000



A CHAIN FREE END OF TERRACE HOUSE WITH TWO BEDROOMS, OIL CENTRAL HEATING, UPVC DOUBLE GLAZING AND OCCUPYING A NO THROUGH ROAD SETTING. FURTHER BENEFITS INCLUDE AN ENCLOSED REAR GARDEN. THE PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES AND CLOSE REACH OF THE A30, THE MAIN ARTERIAL ROUTE THROUGHOUT CORNWALL.

** EPC - D ***





Location:
Penwithick is a popular village offering a range of village amenities including local shop and sub post office, social club, fish and chip shop and a primary school and church at near by Treverbyn. St Austell town centre is situated approximately 3 miles away 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 10 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 17 miles from the property.

Directions:
From St Austell head out onto the St Austell distributor road, head up passing the iconic sky tip and St Austell Print, underneath the bridge. At the roundabout take the third exit, signposted to Penwithick. Head down to the next roundabout at Carluddon turning left and proceed into the village of Penwithick. Follow along past the open village green on your left and passing the village shop also on the left hand side of the road, as you head down the hill, take the next right turning onto Hallaze 'Road. Approximately 50 yards in, take the next right turning onto Montgomery Road. Take the next left and follow down Tedder Road, turn right at the bottom where the property is located on the right hand side of the road.

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

Lounge:
16'2" x 11'5" (max) (4.95 x 3.49 (max))



Upvc double glazed door with obscure glazing. Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Television and satellite points. BT openreach telephone point. Textured ceiling. Carpeted stairs to first floor with open storage recess below.





Kitchen:
16'2" x 12'1" (max) (4.94m x 3.70m (max))



Upvc double glazed door to rear elevation with obscure glazing. Upvc double glazed windows to rear and side elevations. Matching wall and base kitchen units with roll top work surfaces. Stainless steel sink with matching draining board. Space for additional kitchen appliances. Worcester central heating Boiler.

Radiator. High-level mains enclosed fuse box. Inbuilt storage cupboard. Textured ceiling. Tiled walls. Fitted extractor fan. Tile effective vinyl flooring. Telephone point.



Landing:
5'10"0'0" x 8'3" (max including stairs) (1.8m0 x 2.53m (max including stairs))



Upvc double glazed window to side elevation. Doors to bedrooms one, two and family bathroom. Carpeted flooring. Loft access hatch. Textured ceiling.

Bathroom:
6'11" x 5'10" (2.13m x 1.80m)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white bathroom suite comprising low-level flush WC, pedestal hand wash basin and panel enclosed bath. Tiled walls. Vinyl flooring. Fitted extractor fan. Radiator.



Bedroom Two:
10'4" x 9'9" (3.16m x 2.99m)



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



Bedroom One:
16'5" x 11'7" (max) (5.02m x 3.54m (max))



Upvc double glazed window to front elevation with far reaching views. Carpeted flooring, Radiator. Airing cupboard housing the hot water cylinder.



External:
To the front, the property enjoys a manageable garden laid to lawn enclosed with wood fencing to front right and left elevations. To the left-hand side, a walkway provides access to the secure and enclosed rear garden.

Rear garden:



Laid to two tiers of lawn with block shed to left-hand side. The boundaries are clearly defined with wood fencing to right, left and rear elevations. The properties oil tank is located behind the shed. There is a rear access gate located to the left hand side of the fence.

Council Tax Band - A

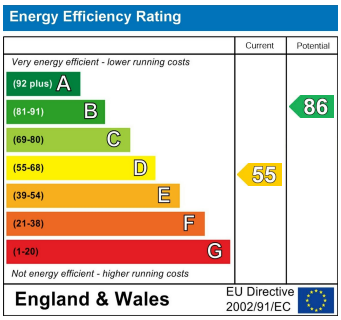
Floor Area:
The floor area measurement is taken from the EPC.

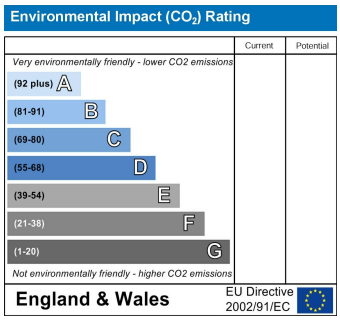
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

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

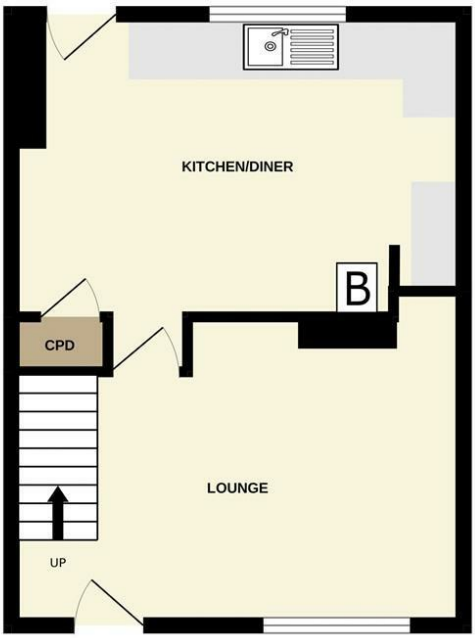
Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Agents Notes:
Service charge £306.72 per annum subject to annual review.
Please note there is bamboo situated in the garden.
PRC is available on request.
ALL viewers must read and acknowledge the Ocean Housing preliminary information sheet

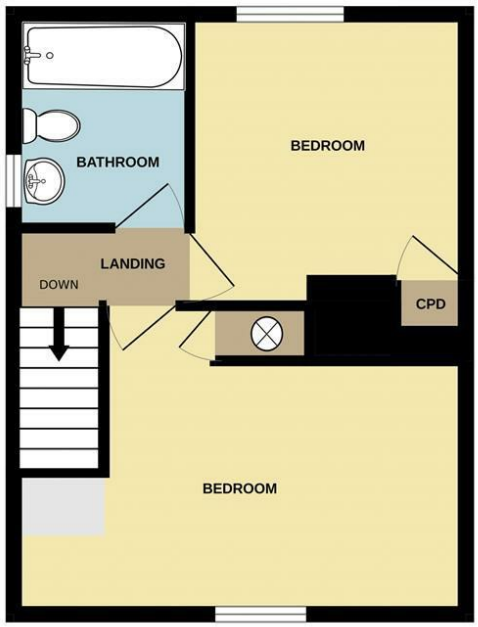




GROUND FLOOR



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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