MAY WHETTER & GROSE

# 48 PENWITHICK PARK, PENWITHICK, PL26 8YU
# GUIDE PRICE £180,000



ENJOYING SOME FAR REACHING VIEWS FROM ITS TUCKED AWAY CUL-DE-SAC LOCATION, A SHORT DISTANCE FROM THE HEART OF THE VILLAGE OF PENWITHICK IS THIS DELIGHTFUL TWO DOUBLE BEDROOM OPEN PLAN LIVING HOME. OFFERING A TIERED LOW MAINTENANCE GARDEN TO THE FRONT WHERE YOU CAN ENJOY THE FABULOUS VIEWS. SIDE ACCESS LEADING TO A GENEROUS SIZED LOW MAINTENANCE ENCLOSED REAR GARDEN WHICH CAN ALSO BE ACCESSED OFF THE PRINCIPLE DOUBLE BEDROOM. ALLOCATED PARKING. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS TUCKED AWAY POSITION.

** EPC - C **





**Directions:**
From St Austell town head along the A390, past Tesco and the Holmbush pub on the left hand side and Niles café on the right hand side, to the set of traffic lights at the bottom of the distributor road. Turn left up the road, heading through 4 roundabouts and towards Carluddon. At the twin roundabouts head straight across, into Penwithick and as you come into the village head past the Post Office and fish and chip shop on the left. There is a converted chapel on the right. Turn right here into Hallaze Road and head down the hill, around the bend at the bottom. On the right you will notice a large refurbished childrens park. Take the next right into Penwithick Park, take an immediate right and follow the road until the allocated parking spaces for number 48 are found, park here and walk up the lane going alongside continuing until you reach number 48 Penwithick Parks personal gateway which takes you to the property.

**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, a primary school and church at near by Treverbyn. St Austell town centre is situated approximately 2 miles away, where 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.

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

From the parking area a communal pathway leads up to a gated side access with steps and handrail to the paved patio terrace enjoying the far reaching views. Part obscure double glazed door.

**Entrance Hall:**
Tiled flooring. Telephone point. Double wall mounted socket. Internal door.

**Open Living Area:**
15'6" x 10'5" plus kitchen 8'11" x 8'7" (4.73m x 3.2m plus kitchen 2.73m x 2.63m )



Double glazed window to the front enjoying the wonderful views. Finished with wood effect floor covering within the main living area. Two radiators. Door into inner hallway with access to the two double bedrooms and shower room.

**Kitchen:**



Wide open arch leading into the kitchen making this a good social living space. Finished with an attractive style flooring. Wall mounted radiator. Deep recess currently housing the fridge freezer plus separate wall unit. A range of light wood fronted wall and base units complimented with dark laminated roll top work surface incorporating four ring electric hob with stainless steel back drop and extractor above. Integrated oven below. One and half bowl stainless steel sink, drainer and mixer tap. Double glazed window with roller blind to the front. Under unit and free standing space for white good appliances. Internal door leads into inner hallway with doors to both double bedrooms, shower room and one into large storage cupboard housing the air source system.





**Shower Room:**
5'6" x 6'5" (1.70m x 1.98m)



Beautifully appointed with polished floor to ceiling tiles with decorative border. Tiled flooring. Comprising low level WC with hand basin and white gloss vanity storage beneath. Open shelving to the side. Shaver socket. Bifold door into shower cubicle with integrated shower system. High level obscure double glazed window. Chrome heated towel rail.

**Double Bedroom:**
8'11" x 9'0" (max) (2.73m x 2.76m (max))



Double glazed window enjoying outlook up over the garden. Radiator.

**Principle Bedroom:**
10'8" x 12'3" (max) (3.26m x 3.74m (max))



Double glazed doors opening out onto the low maintenance garden. Radiator. Built in wardrobe.

**Outside:**





At the front of the property is a paved terrace which enjoys the wonderful far reaching views from its elevated position. Steps and hand rail lead down to a further paved area and onto raised decking with balustrade surround and step down onto an area of lawn by well kept hedging.



From the bedroom leads out onto a generous sized low maintenance garden area with stone pebble base. Enclosed by some strip wood fence panelling, stone wall surround and hedging. In the top corner there is a hard standing base ideal for additional storage facilities if required.




A short walk from the property is the allocated parking which is numbered and approximately parking for two vehicles.

**Council Tax Band A**

**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

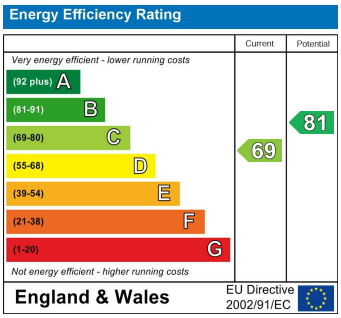
**Floor Area:**
The floor area measurement is taken from the EPC.

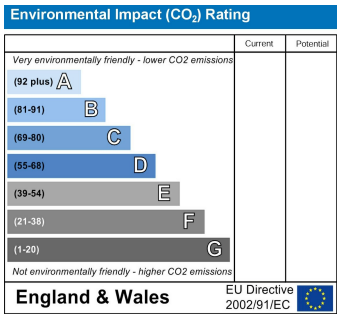
**Services:**
None of the services, systems or appliances at the property have been tested by the Agents.

**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

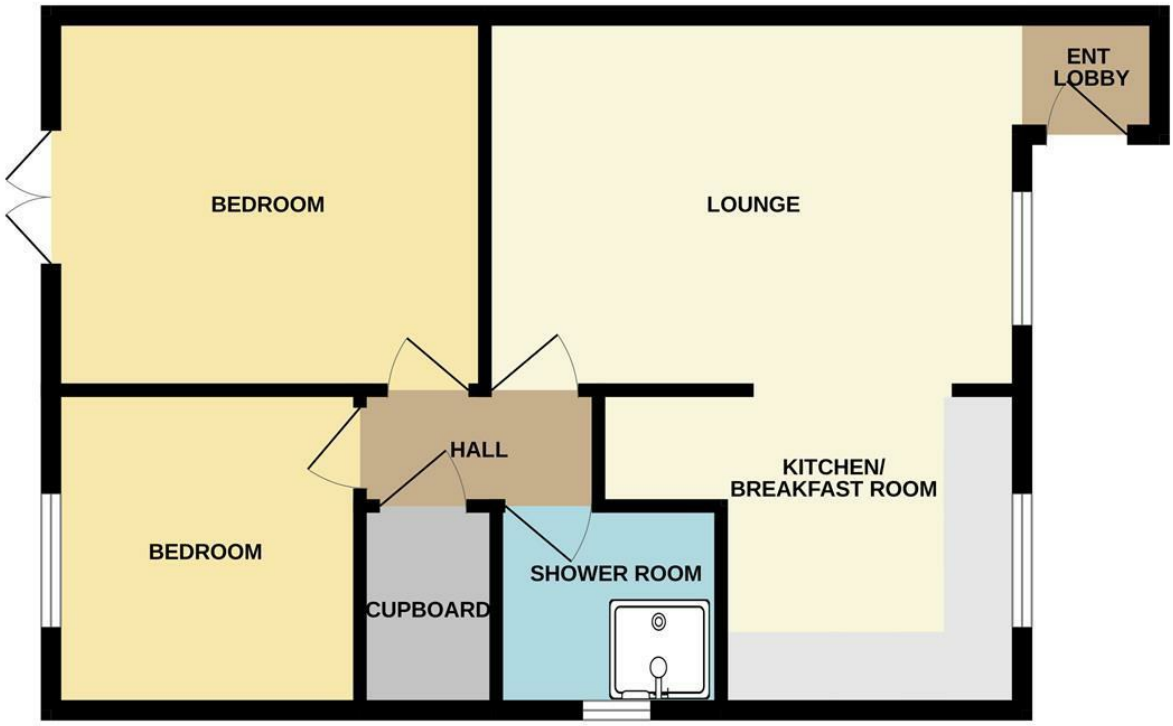
**Agents Notes**

The property has a brand new heat pump system installed in June 2026.



## GROUND 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.
Made with Metropix ©2026

**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.