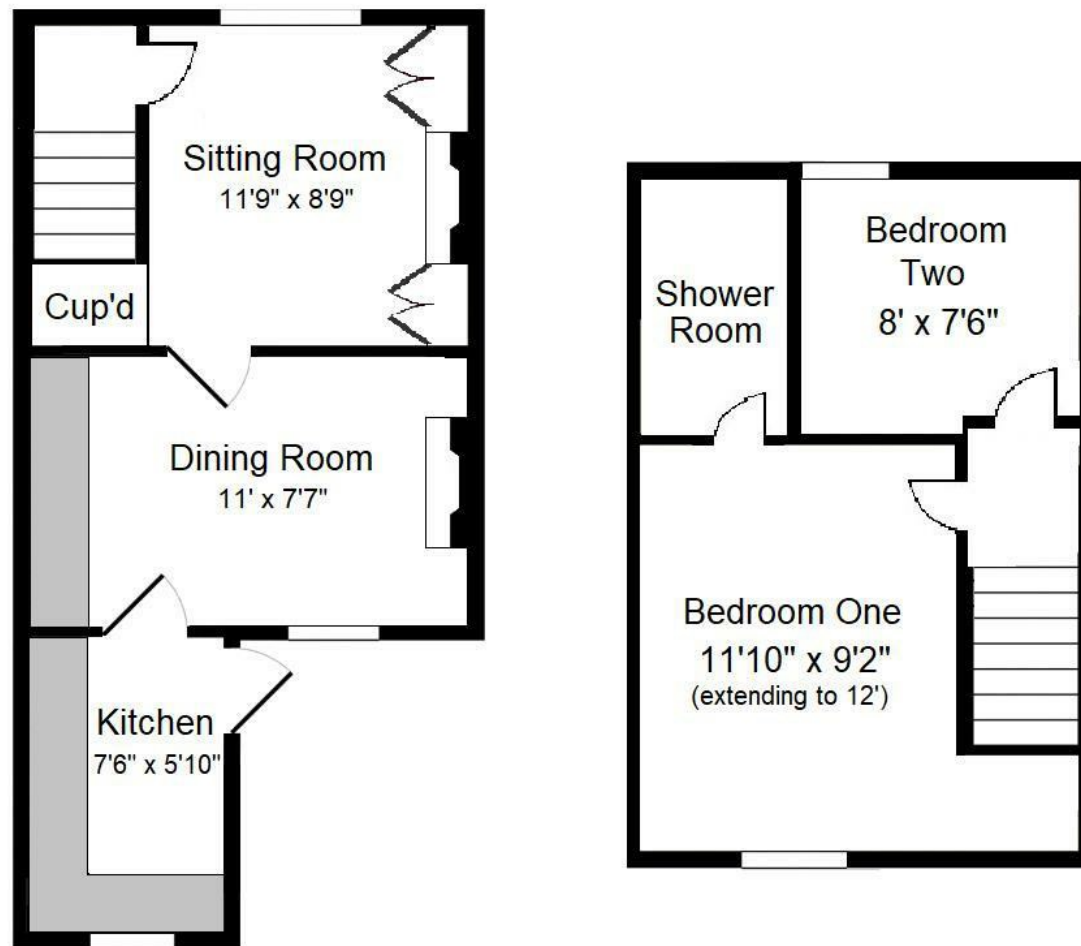


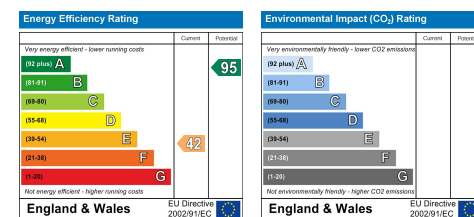
## GROVE ROAD, ST. AUSTELL



### KEY FEATURES

- Middle-terrace cottage
- 2 bedrooms
- Sitting room
- Small kitchen
- Outside wc and store
- Close town centre
- Shower room
- Dining room
- Courtyard garden
- Potential to enlarge (subject to PP)

### ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



### CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

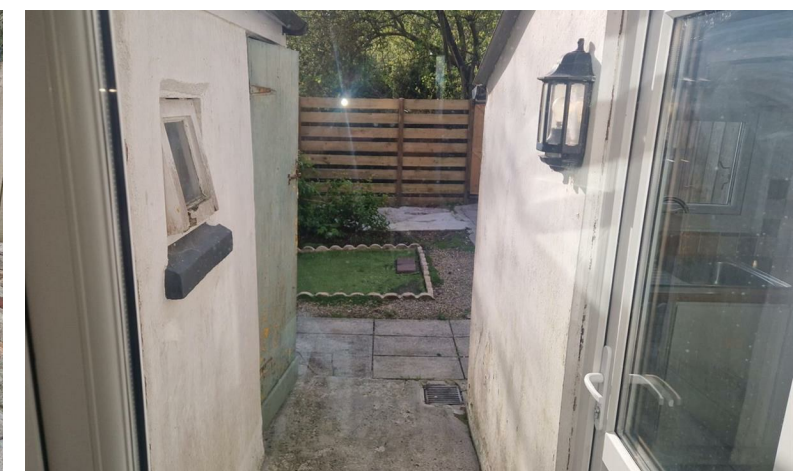
3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



### 12 GROVE ROAD, ST. AUSTELL, PL25 5NP

#### MIDDLE-TERRACE TOWN COTTAGE

Traditional stone cottage in quiet position and easily accessible on foot to the main shopping area of St Austell.

Modernised and updated throughout and perfect as a first home.

2 bedrooms, shower room, sitting room, dining room and small kitchen.

Double glazing and electric heating.

Rear courtyard garden and outside wc.

Freehold. EPC Band - E. Council Tax Band - A.

GUIDE PRICE £135,000

This property is one of a row of attractive traditional cottages (originally named Woodland Row) situated in a quiet corner of St Austell not far from the splendid Trenance railway viaduct which is a magnificent feature of the town. The cottage has been modernised throughout and lends itself for occupation as a first home or perhaps a single person or even those wanting a compact easy-to-manage home for retirement. There are 2 bedrooms and a shower room on the first floor and a sitting room, dining room and small kitchen below. Windows are double glazed and most rooms have electric panel heaters. At the rear there is an enclosed courtyard garden which has independent access and also an outside wc.

The property is vacant and immediate possession is available.

The property is within walking distance to St Austell town centre which offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further 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 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles to the west.

In greater detail the accommodation comprises (all measurements are approximate):

#### GROUND FLOOR

#### ENTRANCE HALL

with stairs to the first floor.

#### SITTING ROOM

11'9" x 8'9" (3.58m x 2.67m)

focusing to a traditional timber fire surround with fitted electric convector heater and with built-in cupboards on either side. Further cupboard under the stairs and beam ceiling.

#### DINING ROOM

11' x 7'7" (3.35m x 2.31m)

partly panelled to dado height and with painted brick former fireplace surround. Fitted wall and base cupboards with work surface and integral electric oven with solid hob above and extractor fan. Beam ceiling and electric panel heater.

#### KITCHEN

7'6" x 5'10" (2.29m x 1.78m)

with base cupboards and work surface area with sink and drainer inset. Space and plumbing for washing machine. Door to rear courtyard.

#### FIRST FLOOR

#### BEDROOM 1

11'10" x 9' extending to 12' (3.61m x 2.74m extending to 3.66m)

with electric panel heater. Door to:

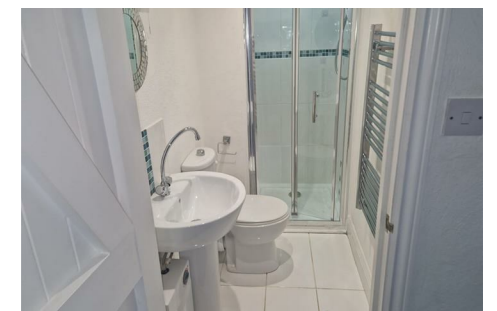
#### ENSUITE SHOWER ROOM

with tiled shower cubicle having bi-fold door and electric shower fitting. Pedestal wash basin and wc. Electric heated towel rail.

#### BEDROOM 2

8' x 7'6" (2.44m x 2.29m)

with electric panel heater.



#### OUTSIDE

Immediately to the rear of the cottage there is an OUTSIDE WC and STORE.

The rear COURTYARD GARDEN is enclosed and is partly paved and includes a small area covered with Astro turf. A newly erected rear pedestrian gate opens into the alleyway passing along the entirety of the terrace and the freehold of which will be conveyed with this property subject to the rights of way for the individual cottages. This alleyway provides independent rear access from the highway.

#### SERVICES

Mains water, electricity and drainage.

NB. The electrical system and appliances have not been tested by the agents but are believed to be in working order.

#### SPECIAL NOTE

By virtue of Section 21 of the Estate Agents Act 1979 it is necessary to declare that one of the partners of Philip Martin is a connected person by being related to the sellers of this property.

#### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DIRECTIONS

There are various roads to access the property but for the purpose of these instructions this is the easiest route for directions.

When travelling into St Austell from the Truro direction (on the A390) turn left when descending into the developed area of the town into Truro Road. Proceed straight across the first set of traffic lights and continue towards the town centre and at the second set of lights bear left again (Just by the Water Margin Chinese Restaurant). Continue along this road for a short distance and take the first right hand turning which leads into Grove Road. Proceed to the very top of the road and just after the road narrows the cottages will be found on the left hand side with Number 12 easily identified.

