



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9197

£355,000

9 Pellymounter Road,
St Austell, Cornwall, PL25 4PX

FREEHOLD



A beautifully spacious, semi-detached three storey 4 bedroomed house in an elevated position affording some far reaching countryside views from the top floor, on a smart modern development on the outskirts of St Austell, close to local beaches and within easy reach of the town's excellent amenities.



SUMMARY OF ACCOMMODATION

Ground Floor: entrance hall, cloakroom, sitting room, kitchen/dining room.

First Floor: master bedroom with en-suite shower room, second bedroom, family bathroom.

Second Floor: 2 double bedrooms, shower room.

Outside: mainly lawned front garden with flower/shrub beds. Beautifully landscaped rear garden with large patio area adjacent to the house and a higher level of paved terracing for ease of maintenance. Double detached garage.



DESCRIPTION

A superb three storey, four bedroomed house constructed by Wainhomes in 2015 to their Wordsworth design. This beautifully presented home has accommodation arranged over three floors with four bedrooms, all of which can fit a double bed, an en-suite shower room to the master bedroom, a well equipped family bath/shower room on the first floor, with a further shower room on the second floor and a cloakroom on the ground floor.

The living accommodation is generously proportioned with a lovely sitting room and a well equipped kitchen/dining room finished in grey panelled cabinets with integrated appliances.

This property occupies a particularly delightful setting on this small and select development with far reaching views from the upper floors over surrounding countryside. The rear garden has been well landscaped with paving for ease of maintenance and behind the garage is a detached double garage. The property has the additional benefits of high modern insulation factors, mains gas fired central heating and all main services.



LOCATION

This smart new development is superbly situated on the outskirts of St Austell town centre, within easy reach of two lovely beaches at Duporth and Porthpean, the latter having an active sailing club. The South West Coast Path links the two beaches together with more beaches in either direction between stunning cliff top walks. There are two golf clubs nearby, one at Porthpean and a superb 18-hole coastal golf course at Carlyon Bay. There are numerous primary schools, a choice of three secondary schools and a sixth form college.

St Austell town centre offers a wide array of leisure, commercial and retail facilities, out of town supermarkets and trading estates, a large sports centre, numerous sports clubs, a bus station and main line railway station with a direct line link to London Paddington with approximate travel time of 4½ hours. The county capital city of Truro is some 15 miles away to the south west providing an even wider array of facilities and both state/private schooling.

To the east lies the attractive harbour town of Fowey with its extensive sailing facilities, two yacht clubs and access to a deep natural harbour and moorings, other nearby attractions include the Eden Project and the Lost Gardens of Heligan.

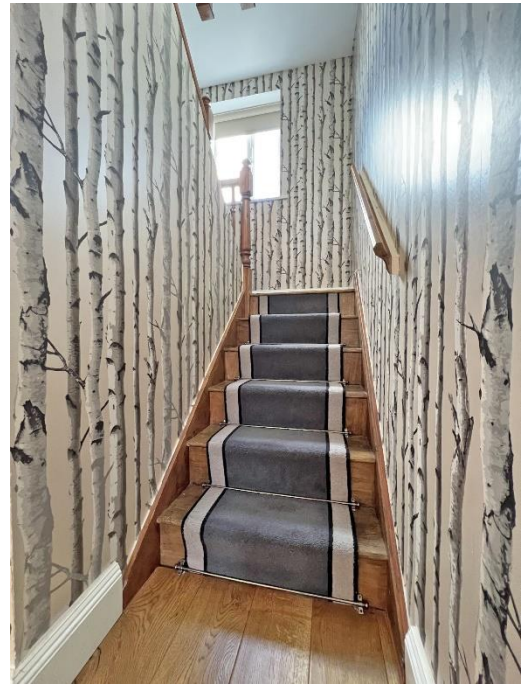
THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Partially double glazed panelled front door with outside courtesy light to:-

ENTRANCE HALL. Engineered oak flooring, radiator with thermostatic control, wall mounted electric consumer circuit breaker board. Turning staircase ascending to the first floor. Doors off to:-

CLOAKROOM. White suite comprising a low level wc, pedestal wash hand basin, half height tiled walls, radiator with thermostatic control, engineered oak flooring, air vent.

SITTING ROOM – 16'5" x 11'. Double aspect with large double glazed window to the front, double glazed French doors open on to the rear garden. Television and telephone aerial points, radiator with thermostatic control.



KITCHEN / DINING ROOM – 16'5" x 9'2". Dual aspect with a double glazed window to the front and twin double glazed French doors opening on to the rear garden. Dining area with doors to the rear garden, a deep built-in understairs storage cupboard and a radiator with thermostatic control.



KITCHEN AREA. The kitchen is well fitted with a range of dark grey panelled cabinets comprising base level cupboards and drawers with surrounding roll edge laminated wood effect worktop surfaces and upstands. Inset 1½ bowl stainless steel sink unit with chromium mixer tap, four integrated ovens, two of which have grills. Four ring gas hob and illuminating extractor hood with stainless steel splashback. Integrated washing machine/dryer and dishwasher, wood effect vinyl flooring, wall mounted programming controls for the central heating and hot water, concealed wall mounted Ideal gas fired boiler to supply domestic hot water and central heating.

From the entrance hall a turning staircase ascends to a:-

HALF LANDING. Double glazed window overlooking the rear garden and a further flight of stairs to the:-

FIRST FLOOR LANDING. Built-in airing linen cupboard housing a Megaflo pressurised hot water cylinder with slatted shelving above. Doors off to:-



BEDROOM 1 – 16'5" x 11', narrowing to 8'9". Dual aspect with a large double glazed window providing far reaching countryside views, double glazed window overlooking the rear garden, two radiators, telephone and TV aerial points, wall mounted programming controls for the central heating, wood effect flooring. Door to:-

EN-SUITE SHOWER ROOM. White suite comprising a fully tiled shower cubicle with fitted shower and chromium fitments, low level wc, pedestal wash hand basin, half height tiled walls, wood effect vinyl flooring, radiator with thermostatic control, opaque double glazed window, electric shaver point.

BEDROOM 4 – 10'7" x 9'2". Large double glazed window overlooking the rear garden, radiator with thermostatic control, wood effect flooring.

FAMILY BATHROOM.

Beautifully fitted with a white suite comprising a panel enclosed bath with chromium mixer tap and shower attachment. Complementary tiled wall surrounds, fully tiled shower cubicle with fitted shower and chromium fitments, low level wc, pedestal wash hand basin, half height tiled walls, radiator with thermostatic control, wood effect vinyl flooring, large opaque double glazed window, electric shaver point.



From the first floor landing a turning staircase with wooden handrail, newel posts and banisters ascends to a:-

SECOND FLOOR LANDING. Radiator with thermostatic control, loft hatch access, double glazed Velux skylight window providing plenty of light to the landing and stairwell. Doors off to:-

BEDROOM 2 – 12'6" min. x 12'. On one side is a walk-in dormer window with double glazed window providing some far reaching countryside views, Velux double glazed skylight window with internal blind, radiator with thermostatic control, TV and telephone aerial points.



BEDROOM 3 – 12'6" x 9'2". Dual aspect with a walk-in dormer window with double glazed window providing some

countryside views, double glazed Velux skylight window with internal blind, two radiators with thermostatic controls.

SHOWER ROOM. White suite comprising a fully tiled shower cubicle with fitted shower and chromium fittings, low level wc, pedestal wash hand basin, half height tiled walls, electric shaver point, double glazed Velux skylight window, wood effect vinyl flooring, radiator with thermostatic control.

OUTSIDE

9 Pellymounter Road is approached at the front by an asphalted pathway flanked by lawns on either side with flower and shrub bed borders. The rear garden has been landscaped with a broad area of paved patio adjacent to the house giving way to tanalised decorative timber work and steps up to a higher level of paved terrace. Tanalised fenced boundaries and a gate from the rear garden opens on to a parking area which gives access to the **DETACHED DOUBLE GARAGE – 17'4" x 17'** twin metal up and over doors, plenty of eaves storage space, electric light and power points, wall mounted electric consumer circuit breaker board.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – PL25 4PX.

SERVICES – Mains water, mains gas, mains electric, mains drainage. Telephone/broadband subject to supplier's regulations.

COUNCIL TAX BAND – D (see www.mycounciltax.org.uk).

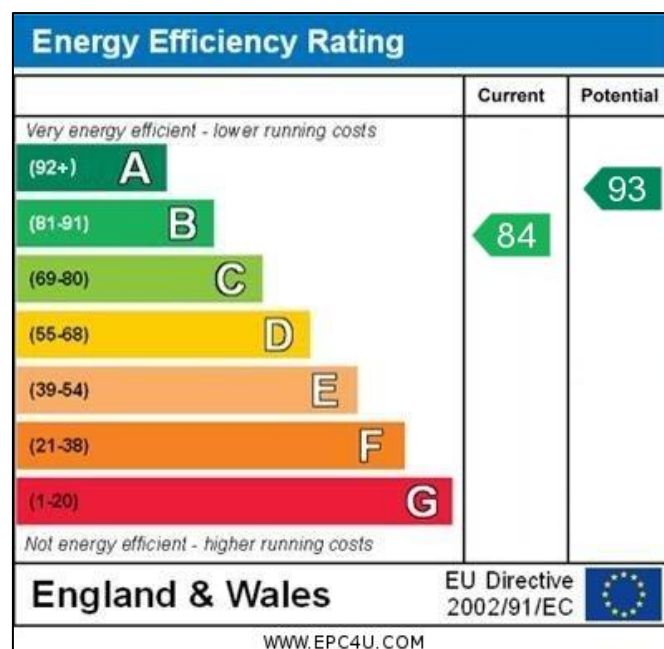
DIRECTIONS – From St Austell bypass (the A390) proceeding from Truro towards St Blazey, go straight over the Asda roundabout with Asda on your right, proceed up the hill and take the next turning right towards Porthpean and Duporth, follow this road to the next new mini roundabout and turn right into a new Wain Homes development. Follow the road down the hill to the first 90° right hand bend, go around the bend and number 9 will be found a short way afterwards on the right hand side.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

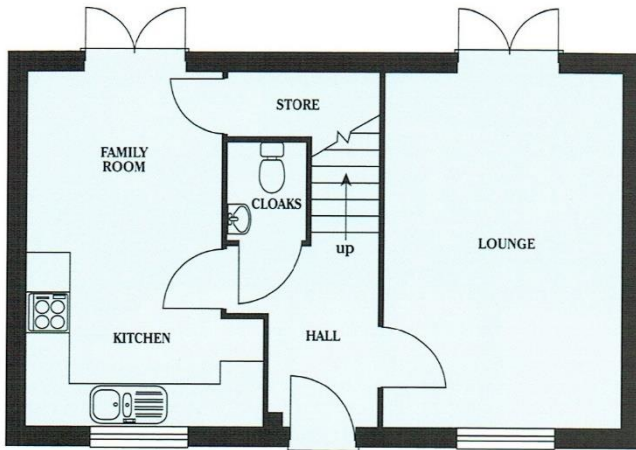
THE PROPERTY OMBUDSMAN

Approved Redress Scheme

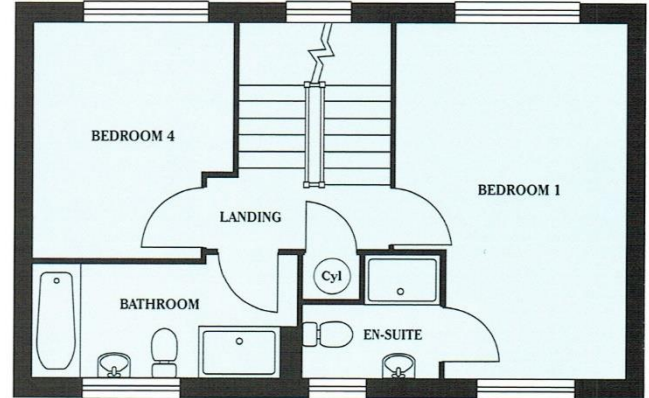


Not to scale – for identification purposes only.

Ground Floor



First Floor



Second Floor

