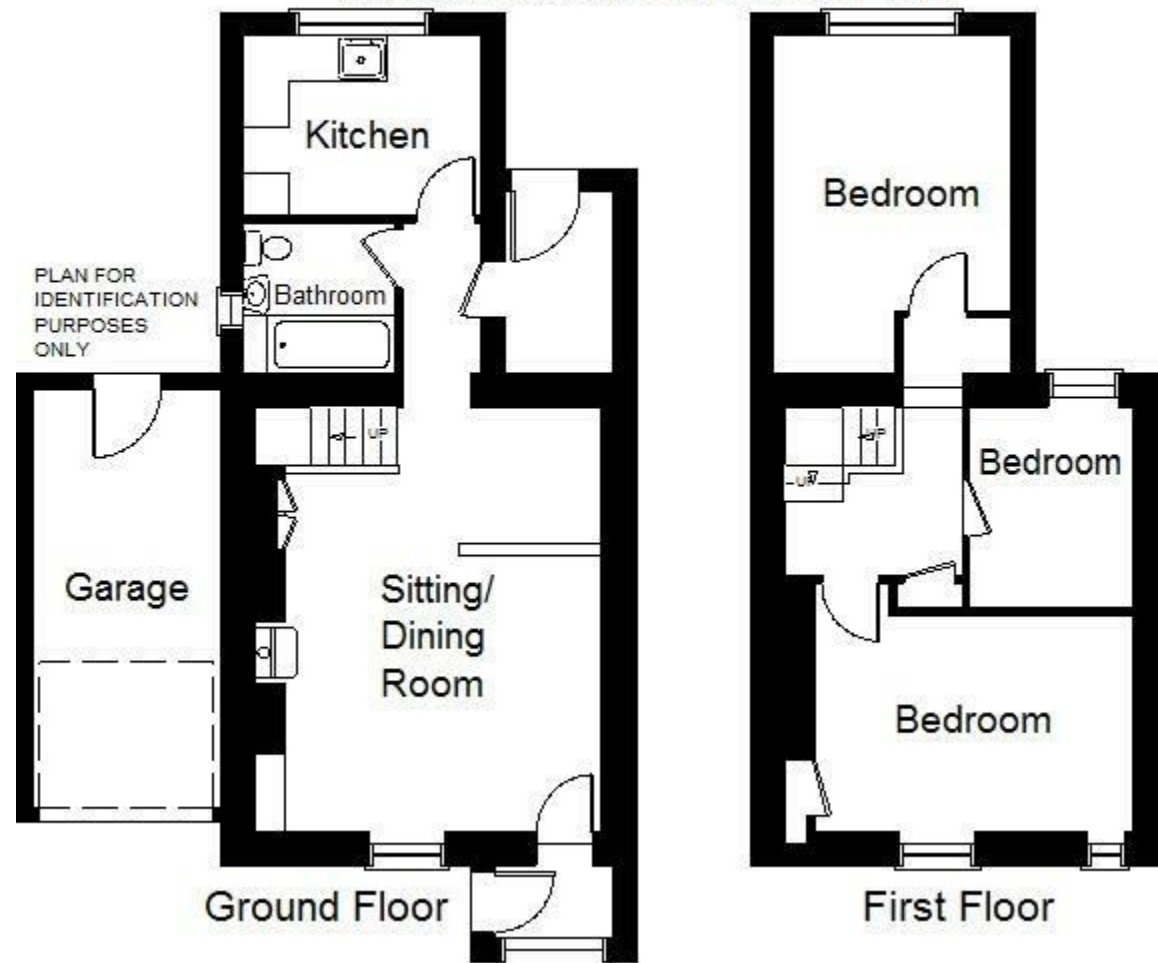


CAPRI, ST DENNIS

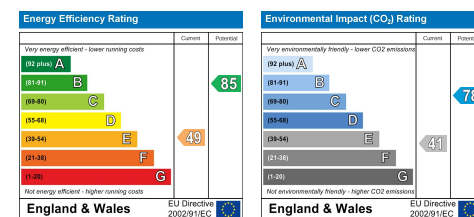
APPROX GROSS INTERNAL FLOOR AREA  
[EXCLUDING GARAGE] 89 SQ METRES/961 SQ FT



KEY FEATURES

- 3 Bedrooms
- Bathroom
- Sitting Room/Dining Room
- Kitchen
- Utility/Rear Porch
- D/G, part C/H and solar panels
- Long rear Garden
- Adjacent Garage

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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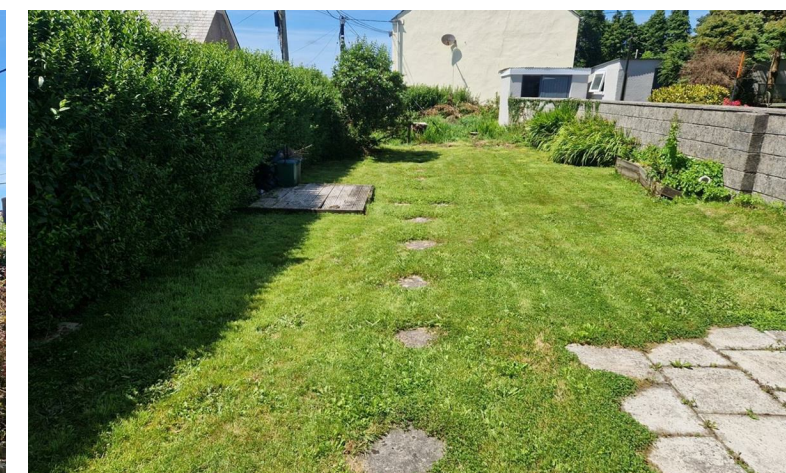
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ST DENNIS



CAPRI, TRELAVOUR SQUARE, ST DENNIS, ST AUSTELL, PL26 8AX  
SEMI-DETACHED COTTAGE WITH GARAGE AND GARDEN IN CENTRAL VILLAGE LOCATION

A traditional cottage with a modern extension to the rear.  
In need of some updating but affording 3 bedrooms, bathroom, large main reception, kitchen and rear hall/utility. Double glazing, part central heating and solar panels.  
Adjacent single garage and large rear garden.  
A property with enormous scope..

Freehold. EPC Band - E Council Tax - A

GUIDE PRICE £185,000

www.philip-martin.co.uk

Capri is an attractive traditional cottage fronting Trelavour Square in the heart of the village. It has been extended at the rear and has the rare benefit of a single garage at the side and a long enclosed garden. It affords good size three bedroom accommodation which affords scope for further up-dating but has considerable character.

St Dennis is a strong village community about seven miles north west of St. Austell and just over a mile south of the main A30. A variety of local shops provides facilities for day to day needs, there is a good primary school just a short distance from the property and there are a wider selection of facilities available in nearby St. Austell, Newquay or Truro. The A30 provides easy access to the whole of the county.

The cottage has replacement double glazing to most windows, and there is partial central heating served by a multi fuel burner in the reception room. There are also solar panels on the roof slope to assist hot water heating.

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

## GROUND FLOOR

### ENTRANCE PORCH

With double glazed door and leading directly into:

### SITTING ROOM/DINING ROOM

18'3" x 12'0" overall (5.56m x 3.66m overall)  
Focusing to a stone fireplace with multi fuel stove which serves six radiators. Pine panelling, beamed ceiling and radiator. Built in cupboard and stairs to the first floor.

### INNER HALL

With radiator.



### BATHROOM

With bath complete with shower over, wash-hand basin and W.C.

### KITCHEN

10'3" x 7'9" (3.12m x 2.36m)  
With base cupboards and work surface area with sink and drainer inset.

### REAR PORCH/UTILITY

7'10" x 4'6" (2.39m x 1.37m)  
With plumbing for washing machine.

### FIRST FLOOR

### LANDING

With built in cupboard and wrought iron balustrade to stairway.

### BEDROOM 1

11'10" x 10'0" (3.61m x 3.05m)  
With radiator.

### BEDROOM 2

13'0" x 9'4" (3.96m x 2.84m)  
With built in airing cupboard containing hot water cylinder and electric immersion heater. Radiator.

### BEDROOM 3

8'6" x 7'0" (2.59m x 2.13m)  
With radiator.

### OUTSIDE

At the side of the house there is a single garage which is



suitable for a small car but more readily useable as a store. A small area in front of the garage also forms part of the freehold title.

At the rear of the cottage is an enclosed level garden which is mostly laid to grass. A high hedge provides privacy from the adjacent road and there is huge potential for further landscaping/planting. There is a walled forecourt where the cottage fronts Trelavour Square.

### SERVICES

Mains water, electricity and drainage believed to be connected.

### N.B

The electrical circuit, and appliances within the property have not been tested by the agents.

### 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.