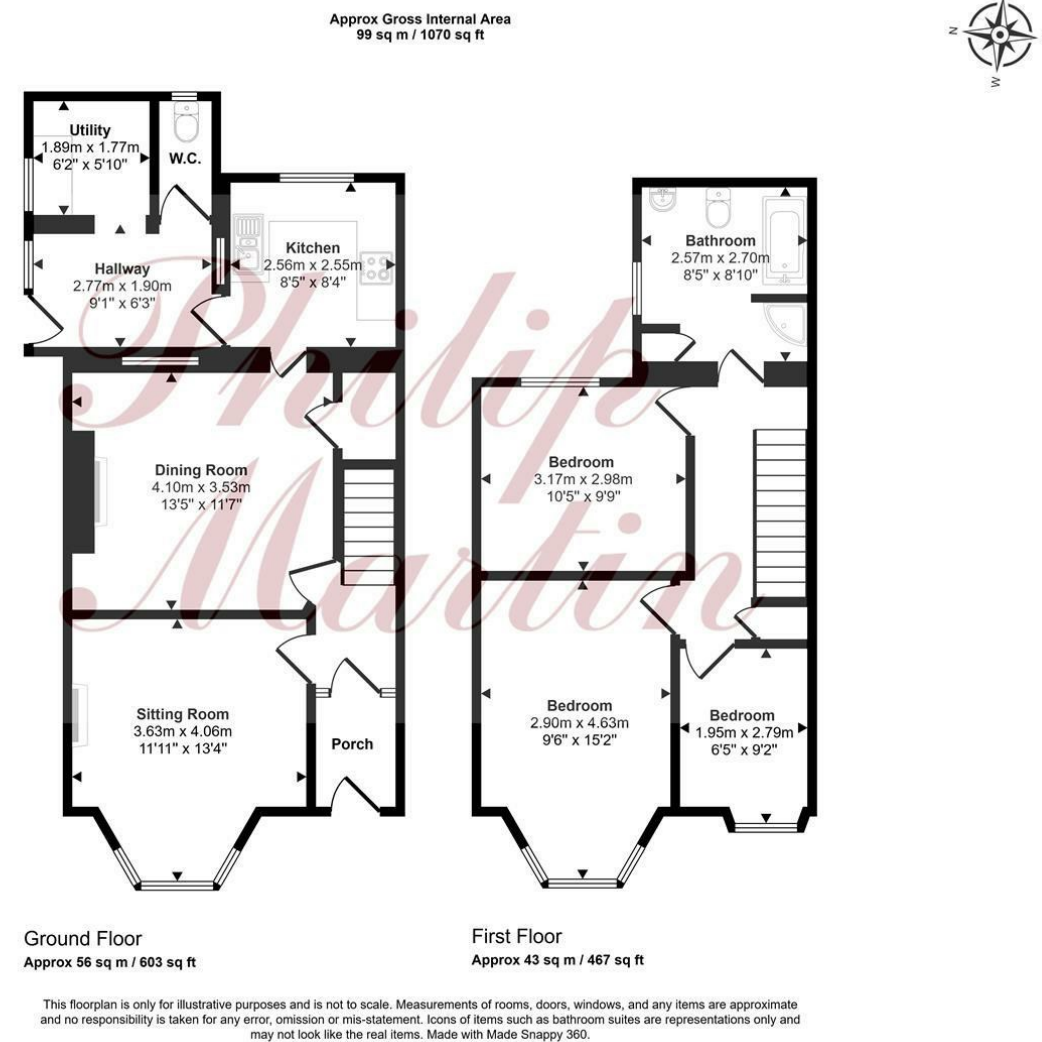


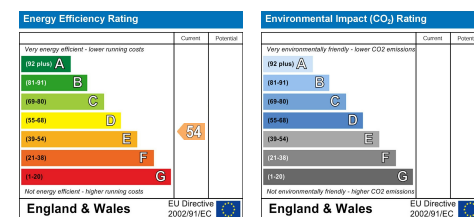
## HENDRA ROAD, ST. DENNIS



### KEY FEATURES

- Substantial semi-detached house
- 3 bedrooms
- Sitting room
- Fitted Kitchen
- Electric heating and double glazing
- Village setting
- Bath and shower room
- Dining room
- Utility and separate wc.
- Courtyard garden

### 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:

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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## 1 GLYNHAVEN HENDRA ROAD, ST DENNIS, ST AUSTELL, PL26 8EQ SEMI-DETACHED EDWARDIAN HOUSE IN VILLAGE SETTING

Substantial period house close to the centre of the village.

Good size family accommodation comprising 3 bedrooms, bathroom, sitting room, dining room, kitchen, cloakroom and utility.

Double glazing, electric heating and excellent levels of insulation.

Small rear courtyard garden and store shed.

Freehold. EPC Band- E. Council Tax band- B.

PRICE GUIDE £189,500



## GENERAL COMMENTS AND LOCATION

This semi-detached house has direct frontage to Hendra Road but is set at a higher level to enjoy a better outlook. It is a substantial property, largely stone built and typical of its early twentieth century era with bay-fronted windows and a pillar supported front entrance canopy. Internally it affords a good level of accommodation suitable for a growing family and comprising 3 bedrooms and bathroom on the first floor plus 2 reception rooms, kitchen, utility and cloakroom at ground floor level. Windows have replacement double glazing, there are electric Dimplex radiators in major rooms and all external walls have been lined and insulated for maximum heat efficiency. The chimney stack has been removed and replaced with a steel flue, the roof space has been vented and the felt roofing on the bathroom extension has been renewed within the last two years. Whilst generally in good order throughout it is acknowledged that some internal redecoration would be beneficial.

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 provide 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.

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

### GROUND FLOOR

#### ENTRANCE HALLWAY

with half glazed door opening to:



#### INNER HALL

with stairs to the first floor. Electric Dimplex radiator.

#### SITTING ROOM

12'3" x 9'7" widening to 13'7" into bay (3.73m x 2.92m widening to 4.14m into bay)  
with multi-fuel stove set within tiled fireplace surround.

#### DINING ROOM

11'8" x 12'8" widening to 13'8" into recess (3.56m x 3.86m widening to 4.17m into recess)  
with electric fire set within tiled fireplace surround. Electric Dimplex radiator, understairs cupboard and ceiling coving.

#### KITCHEN

9' x 8'10" (2.74m x 2.69m)  
fitted with a range of base cupboards and matching wall mounted cupboards, worksurface area with sink and drainer inset. Integral with the units there is an electric oven and solid 4 ring ceramic hob. Electric Dimplex radiator.

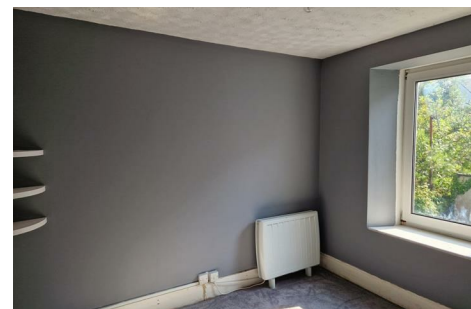
#### REAR ENTRANCE HALLWAY

9' 3" x 6' (2.74m 0.91m x 1.83m)  
this area has translucent roofing panels and is open plan to a UTILITY AREA 6' x 6'6" and also gives access to a SEPARATE WC.

### FIRST FLOOR

#### LANDING

with full height fitted cupboard.



#### BEDROOM 1

9'10" x 11'9" widening to 15'9" into bay (3.00m x 3.58m widening to 4.80m into bay)  
with electric Dimplex radiator.

#### BEDROOM 2

10'6" x 10' (3.20m x 3.05m)  
with electric Dimplex radiator.

#### BEDROOM 3

9'2" x 6'9" (2.79m x 2.06m)  
with electric panel heater.

#### BATH/SHOWER ROOM

9' x 8'10" (2.74m x 2.69m)  
with white suite comprising bath wash hand basin and wc. Corner shower cubicle, Dimplex fan heater and cupboard containing lagged hot water cylinder with dual immersion heater.

#### OUTSIDE

A flight of steps from Hendra Road leads up to the front of the house and a pathway continues along the side to the rear. A grassed bank sets the house back from the road and at the rear there is a small enclosed COURTYARD GARDEN with STORE SHED.

#### SERVICES

Mains water, electricity and drainage believed to be connected.  
NB The electrical circuit and appliances are believed to be in working order but have not been tested by the agents

#### DATA PROTECTION

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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

Hendra Road is the main thoroughfare leading out of St Dennis towards Nanpean. Number 1 Glynhaven will be easily recognised with a "for sale " board.