CAPRI, ST DENNIS

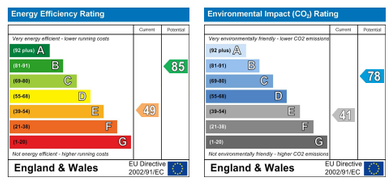
APPROX GROSS INTERNAL FLOOR AREA
[EXCLUDING GARAGE] 89 SQ METRES/961 SQ FT



Key Features

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

Energy performance rating



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ST DENNIS







CAPRI, TRELAVOUR SQUARE, ST DENNIS, ST AUSTELL, PL26 8AX

SEMI-DETACHED COTTAGE WITH USEFUL STORE 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 useful store and large rear garden.
A property with enormous scope..

Freehold. EPC Band - E Council Tax - A

Guide Price £169,950

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 storage space 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.











