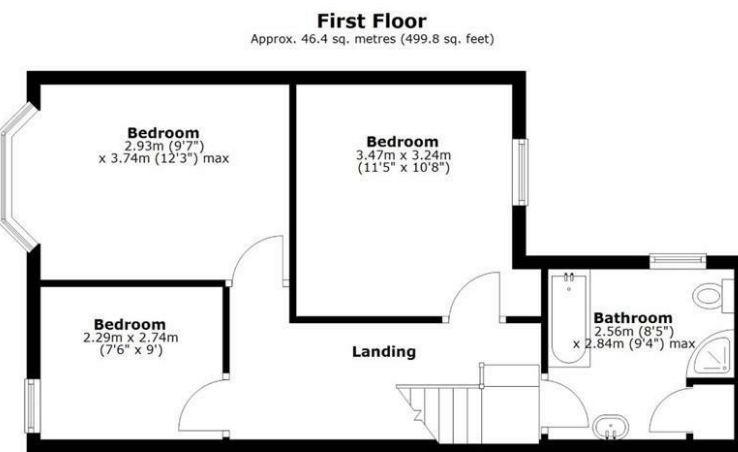
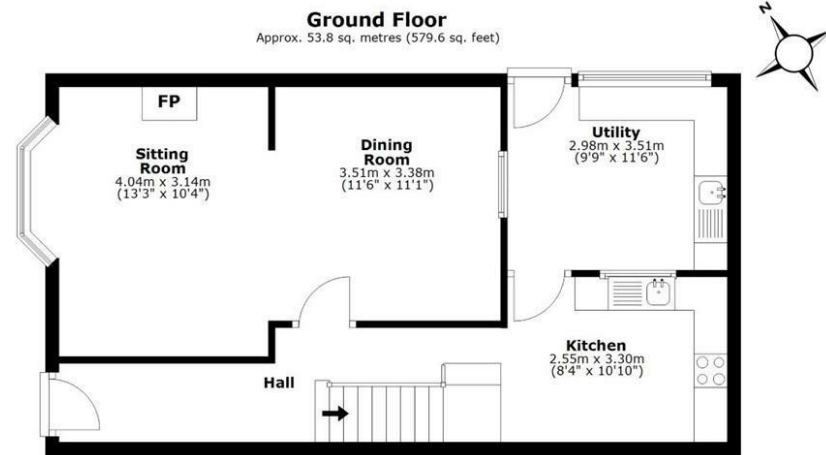


ST DENNIS, ST AUSTELL

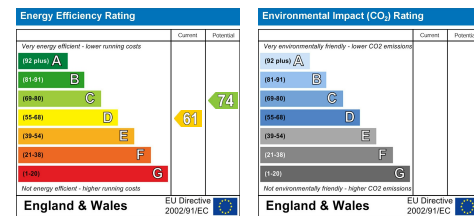


Total area: approx. 100.3 sq. metres (1079.4 sq. feet)  
**1 Wellington Road, St Dennis**

**KEY FEATURES**

- Semi detached Edwardian house
- Central village location
- Bath/shower room
- Kitchen and utility
- Outbuilding and car port
- Completely refurbished
- 3 bedrooms
- Sitting and dining room
- Rear courtyard

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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**1 WELLINGTON ROAD, ST DENNIS, ST AUSTELL, PL26 8BN**

**A SUBSTANTIAL BAY-FRONTED HOUSE IN CENTRAL VILLAGE LOCATION**

A family-size property that has been subject to a comprehensive refurbishment programme set in a central village location and with good parking.

Effectively a new house within a traditional Edwardian exterior.

3 bedrooms, bath/shower room, open plan sitting and dining room, kitchen and utility.

Outside store shed/workshop with separate outside wc. Car port and additional courtyard parking.

Small garden.

Freehold. Council Tax Band - B EPC Band - D

**PRICE GUIDE £245,000**

## GENERAL REMARKS

This is an imposing late Edwardian property that has undergone a comprehensive refurbishment and renovation so that it is now virtually a new house within the framework of its period exterior. All external walls of the main house have been cavity lined with new block walling which has then been studded and skimmed. The kitchen has been refitted and there is a substantial concrete beamed floor to support the bath/shower room above. The house now presents itself for immediate occupation and is vacant so that early possession can be arranged.

The accommodation is ideal for a growing family and comprises a spacious open plan sitting and dining room with kitchen and utility all on the ground floor. On the first floor there are 3 bedrooms and a spacious bath/shower room. Windows have replacement double glazing, there is a new wood-burner in the sitting room and a variety of storage radiators provide background heating.

An important asset to the property is its rear courtyard with useful outbuilding and wc and a Car Port for parking as well as additional parking space within the courtyard.

## ST DENNIS

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

#### HALLWAY

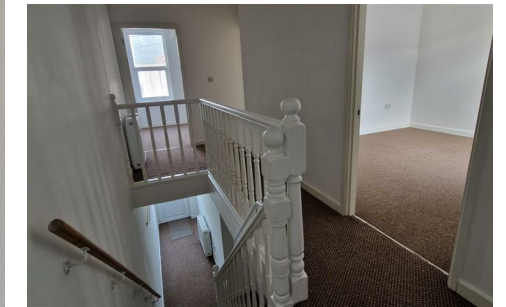
with stairs rising to the first floor. Quantum electric storage radiator and double glazed front door.

#### SITTING ROOM

13'3" x 10'3" (4.04m x 3.14m )  
being open plan to the dining room and focusing to a wood burning stove set on a slate hearth.

#### DINING ROOM

11'6" x 11'1" (3.51m x 3.38m)  
with Quantum electric storage radiator.



#### KITCHEN

8'4" x 10'9" (2.55m x 3.30m)  
fitted with a range of units comprising base cupboards, drawers, full height cupboard and a work surface with sink and drainer inset. Integral "Willow" electric oven and 4 ring hob in the worktop and extractor hood above. Under-counter space for fridge or dishwasher. Ceramic tiling to splashback areas.

#### UTILITY

9'9" x 11'6" (2.98m x 3.51m)  
fitted with a range of units comprising base and wall cupboards, work surface area and space for appliances.

### FIRST FLOOR

#### LANDING

with Quantum electric storage radiator.

#### BEDROOM 1

9'7" x 12'3" (2.93m x 3.74m)

#### BEDROOM 2

11'4" x 10'7" (3.47m x 3.24m)

#### BEDROOM 3

7'6" x 8'11" (2.29m x 2.74m)

#### BATH AND SHOWER ROOM

8'4" x 9'3" (2.56m x 2.84m)  
a spacious room with suite comprising bath, shower cubicle with Mira electric shower fitting, wash hand basin and wc., Dimplex fan heater and cupboard containing "Joule" insulated hot water cylinder with twin immersion.

#### OUTSIDE

Adjoining the house there is a single storey outbuilding recently reroofed in natural slate and suitable as a workshop and store and with an integral OUTSIDE WC.

The rear courtyard provides access to a Car Port and also enables additional parking.

There is a small area of garden at the front of the house which extends behind the adjacent outbuilding.

#### SERVICES

Mains electricity - property rewired in 2018. Mains water and drainage.  
NB. None of the services or appliances have been tested by the agents but are believed to be in working order.

#### 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

The property is easily identified at the top of Wellington Road which is in the heart of the village.