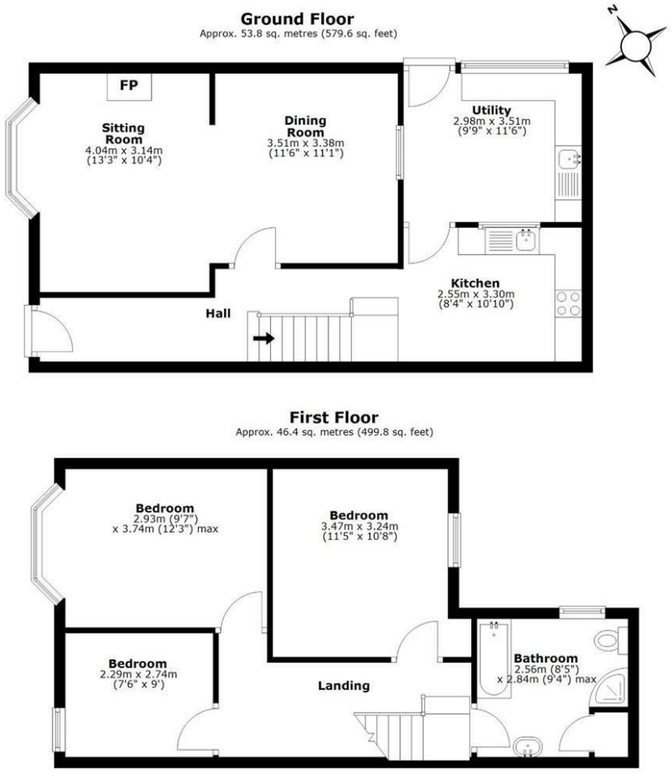
ST DENNIS, ST AUSTELL





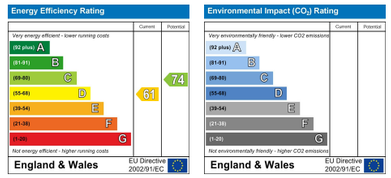




Key Features

- 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



Contact us

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

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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 £205,000

GENERAL REMARKS

This is an imposing late Edwardian property that has undergone a comprehensive refurbishment and renovation so that is 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

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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.

Philip Martin have been hand selected by the worlds largest relocation network as the best independent estate agent in Truro with access to buyers from all of the UK

"Just wanted to say a massive thank you for going above and beyond over the last year, to help me find a new home. Your patience and sheer hard work are so appreciated at a time when life was very difficult. You are great at your jobs and with people. You guys need recognising for what you do, day in, day out. Thank you from us all."