



Roche Road  
Stenalees  
St. Austell  
PL26 8SY

Price Guide £120,000

- NO ONWARD CHAIN
- QUIRKY CHARACTER COTTAGE
- MODERN KITCHEN
- GREAT INVESTMENT OPPORTUNITY
- VILLAGE LOCATION
- OFF ROAD PARKING
- DOUBLE GLAZING THROUGHOUT



 **Millerson**  
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Tenure - Freehold

Council Tax Band - A

Floor Area - 452.00 sq ft



### Property Description

Millerson Estate Agents are pleased to market this two bedroom terraced cottage located in Stenalees. Benefitting from no onward chain and vacant possession upon completion, the property comprises of an entrance porch, living room with beautiful stone walls, a modern kitchen and shower room on the ground floor, with two bedrooms on the first floor. Outside, there is a small courtyard and also an allocated parking space. For those looking to invest, you can expect earnings of approximately £700pcm. The property is heated via electric radiators and falls under Council Tax Band A. Viewings are highly recommended to appreciate all that this property has to offer.

### Location

Stenalees is a small clay village located on the outskirts of St Austell and neighbours Bugle. Bugle provides a range of local amenities including a primary school, convenience stores, public houses and a church. Further afield, you will find St Austell which offers a wider range of comprehensive facilities including a mainline railway station and other attractions like the Eden Project.

### The Accommodation Comprises

All dimensions are approximate.

### Entrance Porch

Lighting. Tiled flooring. Door leading into:

### Lounge

12'5" x 8'11" (3.81m x 2.72m)

Beamed ceiling. Smoke sensor. Stone feature walls. Cupboard housing consumer unit and electric meter. Wall mounted electric radiator. Ample plug sockets. Broadband point. Skirting. Carpeted flooring.

### Kitchen

9'10" x 9'0" (3.01m x 2.75m)

A range of wall and base fitted units with roll top work surfaces. Integrated hob and oven with extractor over. Space and plumbing for freestanding washing machine and fridge freezer. Sink with drainer. Ample plug sockets. Skirting. Vinyl flooring. Stairs to first floor. Door leading into the

### Shower Room

10'7" x 3'2" (3.25m x 0.97m)

Two frosted double glazed windows to the rear aspect. Extractor fan. Shower cubicle with triton shower and tiling around. WC with push flush. Wash basin. Wall mounted electric radiator. Skirting. Vinyl flooring.

### Landing

Dry master unit. Step up leading into

### Bedroom One

11'5" x 9'0" (3.50m x 2.75m)

Double glazed window to the front aspect. Loft access. Smoke sensor. Wall mounted electric radiator. TV point. Ample plug sockets. Skirting. Carpeted flooring.

### Bedroom Two

10'5" x 9'3" (3.19m x 2.83m)

Maximum measurements taken.

Double glazed window to the rear aspect. Smoke sensor. Built in storage cupboard. Wall mounted electric radiator. Ample plug sockets. Skirting. Carpeted flooring.

### Outside

Hardstanding path leading to front door. There is a small courtyard to the front of the property which could easily be enclosed.

### Parking

There is one allocated parking space for this property.

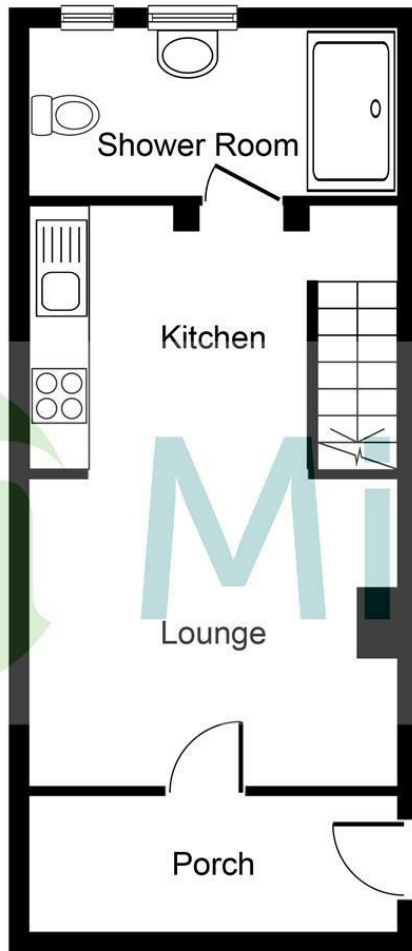
### Tenure

Freehold.

### Services

Mains electricity, water and drainage. This property falls under Council Tax Band A.





**Ground Floor**



**First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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## Directions To Property

Leaving St Austell on the A391, head straight over the Stenalees roundabout towards Roche. Continue a few meters and then take the turning to the left where the property will be located and clearly identifiable with a round 'For Sale' sign.

## Contact Us

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## Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

