



Hendra Heights

St. Dennis

St. Austell

PL26 8FZ

Price Guide £210,000

- BRAND NEW IN 2018
- TWO ALLOCATED PARKING SPACES
- SUNNY ASPECT ENCLOSED REAR GARDEN
- EXCELLENT MOVE IN CONDITION
- DOWNSTAIRS W/C
- WALKING DISTANCE TO THE VILLAGE SHOPS
- OWNED SOLAR PANELS
- END OF TERRACE
- PERFECT STARTER HOME
- QUIET SECLUDED LOCATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 753.47 sq ft



Property Description

Millerson Estate Agents are delighted to bring this well situated, three bedroom, end of terrace house located in the heart of St Dennis village, to the market. Having been built in 2018 this home, still under its original warranty, offers modern day living and is economical with owned solar panels situated to the rear side of the roof. The property, which spans 753 sq ft, has ample benefits which include two allocated off street parking spaces, three good sized bedrooms and a sunny aspect rear garden - the perfect spot for enjoying the Cornish summer sun. This home has been kept in superb condition and so is move in ready for its new owner. The property is connected to mains services and falls within Council Tax Band B. It would make a great first time buyer home and for those looking to expand and grow their families. Viewings are highly recommended to appreciate all that there is to offer.

Location

Situated in the heart of St Dennis but in a tucked away position this property is within a short walk to the main amenities of the village including a convenience store, doctors surgery, primary school and popular public house. St Dennis itself is situated between the coastal resort of Newquay and historic market town of St Austell which both have a wider and more comprehensive range of facilities, the main A30 trunk road is also easily accessible which services Cornwall and beyond.

The Accommodation Comprises

(All dimensions are approximate)

Ground Floor

Entrance Hallway

Skimmed ceiling. Smoke sensor. Consumer unit housed. Electric thermostatic radiator. Ample power sockets. Phone/Broadband connection point. Vinyl flooring. Skirting. Doors leading to:

Kitchen

12'7" x 8'9" (3.85m x 2.68m)

Double glazed window to the front aspect. Skimmed ceiling. Smoke sensor. Range of wall and base fitted units with roll edge worksurfaces. Integrated oven/grill, hob, and extractor hood above with space and plumbing for freestanding washing machine and fridge freezer. Ample power sockets. Electric thermostatic radiator. Vinyl flooring. Skirting.

Lounge / Diner

15'8" x 11'4" (4.80m x 3.47m)

Skimmed ceiling. Ample power sockets. TV Aerial/Broadband connection point. Electric thermostatic radiator. Understairs storage cupboard. Vinyl flooring. Skirting. Double glazed patio doors opening out on to the rear garden.

Downstairs W/C

5'11" x 2'11" (1.82m x 0.90m)

Double glazed frosted window to the front aspect. Skimmed ceiling. W/C with push flush. Wash basin with mixer tap, storage cupboard beneath and tiled splashback. Vinyl flooring. Skirting.

First Floor

Landing - Skimmed ceiling. Airing cupboard housing the hot water tank. Ample power sockets. Carpeted flooring.

Loft access - partially boarded and insulated.

Doors leading to:

Bedroom One

12'5" x 9'1" (3.79m x 2.79m)

Double glazed window to the front aspect. Skimmed ceiling. Electric thermostatic radiator. Ample power sockets. TV Aerial and Broadband/Phone connection points. Carpeted flooring.

Bedroom Two

11'7" x 9'1" (3.54m x 2.78m)

Double glazed window to the rear aspect. Skimmed ceiling. Electric thermostatic radiator. Ample power sockets. TV Aerial and Broadband/Phone connection points. Carpeted flooring. Skirting.

Bedroom Three

7'0" x 6'6" (2.14m x 2.00)

Double glazed window to the rear aspect. Skimmed ceiling. Electric thermostatic radiator. TV Aerial connection point. Ample power sockets. Carpeted flooring. Skirting.

Bathroom

6'5" x 6'2" (1.98m x 1.88m)

Double glazed frosted window to the front aspect. Panelled ceiling. Extractor fan. Fully tiled. W/C with push flush. Wash basin with mixer tap, storage cupboard beneath and shaver points. Bath with shower over. Heated towel radiator. Vinyl flooring. Skirting.



Outside

To the Front - A low maintenance, stone chipped front garden enclosed by a timber wooden picket fence with access to the meter cupboard.

To the Rear - An enclosed, sunny aspect rear garden with wall mounted lighting, a power point, water butts and which is laid with artificial grass decorated with potted plants and fully stocked flower beds. There is a timber built storage shed which has an electricity feed running to it and a side gate to a shared path which leads to the front of property.

Services

The property is connected to mains electricity, water and drainage. It falls within Council Tax Band B and has an estate management charge of £75 payable on an annual basis to Hendra Heights Management Company Limited. The solar panels which are positioned on the rear section of the roof are owned outright. There is a new build warranty on the property until 2028.

Parking

There is two allocated off street parking spaces as well as ample unrestricted parking close by should this be required.

Directions

From St Austell take the A390 towards Truro and passing the Pondhu Childrens Centre take a right hand turn onto the A3058 signposted for St Stephen. Continue through the traffic lights and along this road without deviation passing through the villages of Trewoon, Lanjeth and High Street before taking a right hand turn onto the B3279 signposted for Foxhole. Continue through the village and ascend the hill towards Nanpean . Having passed through Nanpean itself continue without deviation into St Dennis and at the bottom of the hill take the right hand turn into Parc an Bre. Take the second right on Hendra Heights and the property will shortly be found in front of you. A member of the Millerson team will be there to meet you.



Directions To Property

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Millerson Estate Agents

5-6 Market Street

St Austell

Cornwall

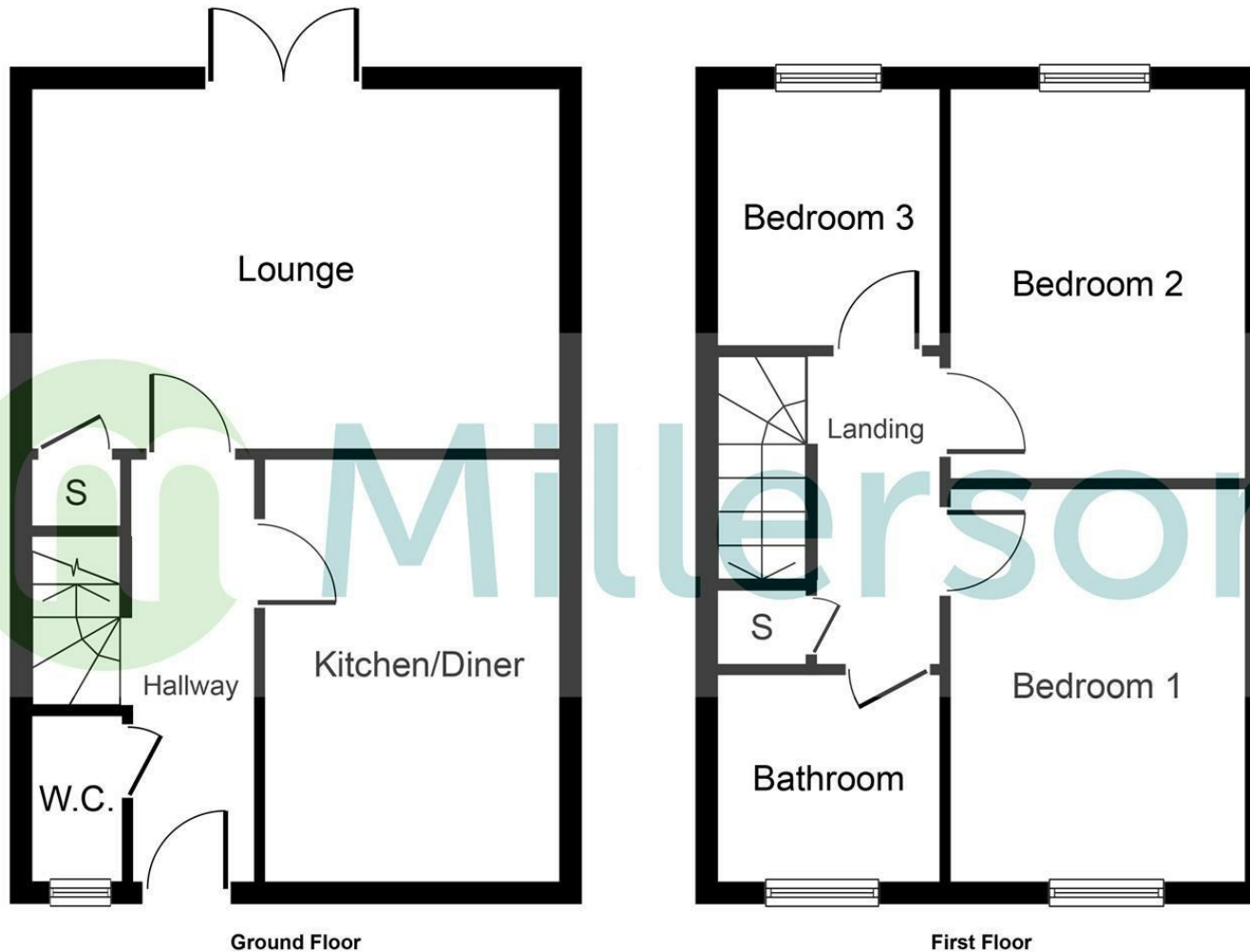
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Valuation Request



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	