



Kellow Road

St. Dennis

St. Austell

PL26 8AW

Guide Price £250,000

- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING AND GARAGE
- ENCLOSED REAR GARDEN
- EXPANSIVE KITCHEN/DINER
- IDEAL FOR FIRST TIME BUYERS
- GOOD LINKS TO THE A30
- POPULAR RESIDENTIAL LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- DOUBLE GLAZING THROUGHOUT
- SCAN QR CODE FOR MATERIAL INFORMATON



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Tenure - Freehold

Council Tax Band - B

Floor Area - 947.00 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this deceptively spacious, three-bedroom semi-detached house to the market. Being situated within the popular residential estate of Kellow Road, this property benefits from being within a peaceful neighbourhood whilst still being within easy reach of local amenities, and transport links. In brief, the property comprises of a bright and airy entrance hallway with doors leading to a well-equipped kitchen/diner offering a great space for culinary enthusiasts and an expansive lounge ideal for relaxing or entertaining guests. On the first floor, there are three double bedrooms and a well-appointed bathroom, offering convenience and comfort. Externally, this property benefits from having an expansive, rear garden which is ideal for enjoying some outdoor family time or hosting summer gatherings. Additional benefits include off-road parking and a garage which provides further storage or can be used to park an additional vehicle. The property is connected to mains electricity, water, and drainage. The heating is distributed via oil fed radiators and falls under Council Tax Band B. Viewings are highly recommended to appreciate all this property has 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.

### ACCOMMODATION COMPRISES

(ALL MEASUREMENTS ARE APPROXIMATE)

### ENTRANCE HALLWAY

uPVC double glazed door. Dual aspect double glazed windows. Plug socket. Skirting. Vinyl flooring. Doors leading to:

### KITCHEN/DINER

17'5" x 8'0" (5.31m x 2.44m)  
Skimmed ceiling. Smoke alarm. A range of wall mounted and base fitted storage cupboards. Electric Rangemaster with extractor hood over. Space for dishwasher, washing machine, fridge and freezer. Splash-back tiling. Breakfast bar. Two double glazed windows to the rear aspect of the property. Under-stairs storage cupboard. Multiple plug sockets. Tiled flooring.

### LOUNGE

19'7" x 9'6" (5.99m x 2.90m)  
Skimmed ceiling. Coving. Double glazed windows to the front aspect of the property, boasting far reaching rural views. Radiator. Fire place. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

### INNER HALLWAY

Skimmed ceiling. Radiator. Under-stairs storage cupboard. Telephone point. Skirting. Carpeted flooring. Stairs leading to:

### FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Loft access. Double glazed window to the side aspect of the property. Skirting. Carpeted flooring. Doors leading to:

### BEDROOM ONE

10'7" x 9'11" (3.24m x 3.04m )

Skimmed ceiling. Double glazed window to the front aspect of the property, with stunning views over the North Coast. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

### BEDROOM TWO

18'0" x 10'0" (5.50m x 3.07m )

Skimmed ceiling. Double glazed window to the rear aspect of the property. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### BATHROOM

7'3" x 6'4" (2.21m x 1.95m )

Skimmed ceiling. Extractor fan. Frosted double glazed window to the front aspect of the property. Electric shower over bath. Two built-in storage cupboards, one of which houses the hot water cylinder. Wash basin with mixer tap. Heated towel rail. Splash back tiling. W.C. Skirting. Vinyl flooring.

### BEDROOM THREE

15'1" x 8'0" (4.60m x 2.44m )

Skimmed ceiling. Double glazed window to the rear aspect of the property. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### GARAGE

21'4" x 8'3" (6.51m x 2.54m )

Metal up and over door. Oil fired boiler. Multiple plug sockets. Inspection pit.

### PARKING

In addition to the garage, this property benefits from having off road parking for two vehicles, with scope to create more if needed. On-street parking can also be found close by.

### OUTSIDE

The property benefits from having an enclosed laid to lawn rear garden-perfect for a spot of Al Fresco dining while basking in the Cornish sunshine.

### SERVICES

This property is connected to mains water, electricity and drainage. The heating is distributed via oil fired radiator and falls within Council Tax Band B.



## MATERIAL INFORMATION

Verified Material Information

Council tax annual charge: £1727.74 a year (£143.98 a month)

Property construction: Standard form

Solar Panels: No

Other electricity sources: No

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

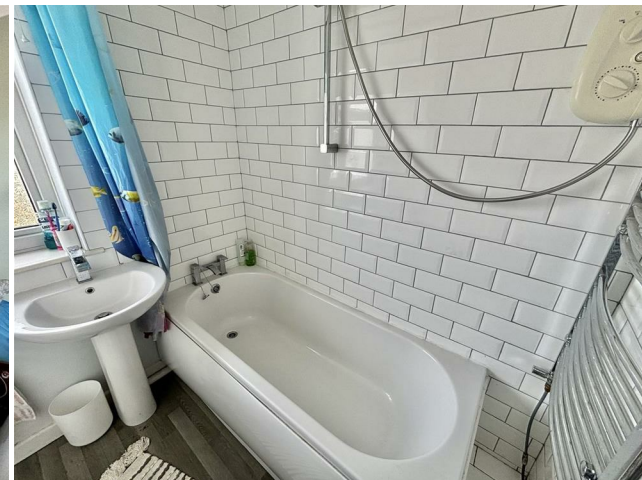
Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





## Directions To Property

Following the B3279 from Nanpean, take a right hand turn on to Gothers Road continue on this lane for a short distance, taking the next left on to Trelavour Road, continue down the hill. Taking the next left on to Kellow Road, follow the road around the corner, taking the second left. The property will be located on your left hand side and clearly visible, as there will be a Millerson 'For Sale' board outside as well as a member of the team waiting to greet you.

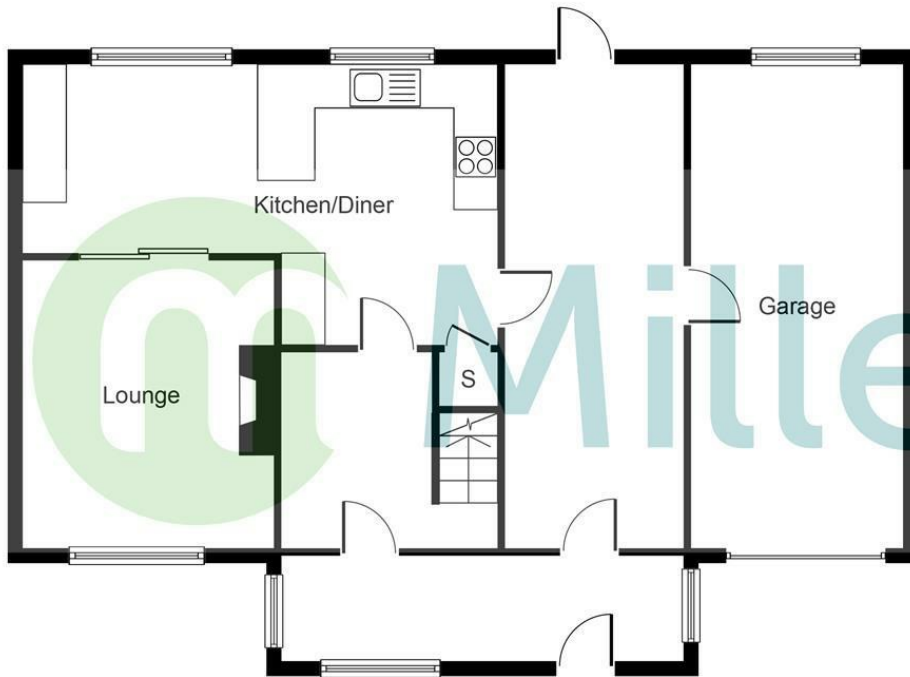
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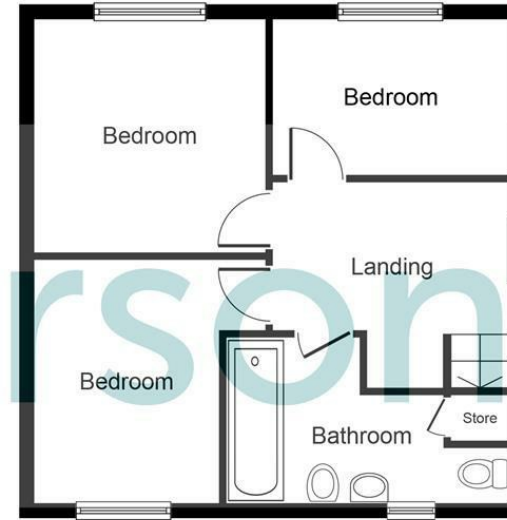
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Ground Floor



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) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>		64	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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