



Chapel Hill  
Sticker  
St. Austell  
PL26 7HG  
Guide Price £430,000

- LARGE LEVEL PLOT
- GOOD DECORATIVE CONDITION
- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- GARAGE AND WORKSHOP
  - RURAL VIEWS
- OWNED SOLAR PANELS
- CLOSE TO VOLLAGE CENTRE
- BACKING ONTO FARMLAND
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1130.21 sq ft



### PROPERTY

This is a well presented spacious and recently redecorated detached bungalow which has been rewired and has new floor covering virtually throughout, with the benefit of solar panels to keep energy costs in check and gas central heating. There are stunning views from the rear out across open farmland out towards the clay hills in the distance. Accommodation briefly comprises sun lounge, hallway, lounge, kitchen/diner, three double bedrooms, bathroom and separate WC. The property sits on a lovely sized plot with well stocked front garden and a long driveway providing parking for up to 4 cars, and a large, level rear garden backing onto open fields and large garage/workshop with power and electric garage door. The bungalow could be extended to the rear if required subject to planning approval.

### LOCATION

This bungalow is located near the edge of this very desirable village that hosts a range of local facilities including local shop, public house, garage and just up the road is Grigg's farm shop and restaurant. Sticker is located in-between the town of St Austell and the city of Truro and also at the gateway to the Roseland Peninsula with many coastal villages and pretty beaches. There is excellent access to the surrounding road network, the nearby working fishing village of Mevagissey, the picturesque scenery and the renowned Lost Gardens of Heligan.

### ALL DIMENSIONS ARE APPROXIMATE

#### UPVC HALF GLAZED DOOR

Front door with side screen opening into:

#### SUN ROOM

21'3" x 4'1" (6.50m x 1.25m)

Vinyl wood effect flooring floor, large glazed windows to front and side elevation over looking the front garden.

#### HALLWAY

L-Shaped hallway with access to insulated loft, panelled radiator, airing cupboard housing Baxi gas boiler, part shelving small radiator.

#### SITTING ROOM

17'10" x 12'10" (5.46m x 3.93m)

Double glazed picture windows to front and side elevation, electric fire ( Gas connection available) set in surround and hearth, tiled mantle shelf, two panelled radiators, wall lights, coved ceilings TV Ariel point

#### KITCHEN/DINER

18'6" x 12'10" (5.66m x 3.93m)

Recently redecorated kitchen with range of base units with worktops, built in oven and four ring gas hob above with extractor fan above, single drainer stainless steel sink unit with mixer taps, tiled splash back,

plumbing for washing machine and plumbing for dish washer, range of matching wall units with pelmet lighting, large double glazed window over looking rear garden, consumer unit, panelled radiator, double glazed window and door to:

#### REAR PORCH

Glazed to three sides with double glazed door to rear garden.

#### BEDROOM ONE

11'3" x 9'1" (3.44m x 2.78m)

Panelled radiator, Glazed window to front elevation, coved ceiling.

#### BEDROOM TWO

10'7" x 10'3" (3.25m x 3.14m)

(measurements taken from front of wardrobe), window to front elevation, panelled radiator, built in double wardrobe with mirrored sliding doors.

#### BEDROOM THREE

11'2" x 10'7" (3.42m x 3.24m)

( Measurements taken from front of wardrobe) Panelled radiator, built in double wardrobe with mirrored sliding doors, double glazed window to rear over looking rear garden.

#### BATHROOM

8'3" x 5'10" (2.54m x 1.78m)

With panelled bath, corner shower cubicle, with mixer shower, tiled walls, low level WC, vanity unit with inset wash basin and cupboard below, panelled radiator, UPVC obscure double glazed window to rear.

#### SEPERATE WC

Low Level WC with space saving wash basin tiled walls to dado height, obscure double glazed window to rear.

#### OUTSIDE

To the front the property is approached via a tarmac driveway providing parking for numerous cars, leading to the large garage, and a large lawn area with mature shrubs and flower borders

To the rear garden is a large rear level lawn backing onto open fields with flower borders.

#### GARAGE

24'0" x 15'6" (7.32 x 4.72)

Large garage /workshop with electric operated door, side pedestrian door, power and light, central steel lintel.

#### SERVICES

Mains water, electricity, drainage, and gas.

Council tax band 'C'

Rewired in 2023.



## DIRECTIONS

On entering the centre of Sticker from St Austell, turn left at the carpark up Chapel Hill, proceed about 1/4 mile up the hill and the property will be found on the left marked by a for sale board.

## MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Garage, Driveway, Off Street, and Private

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

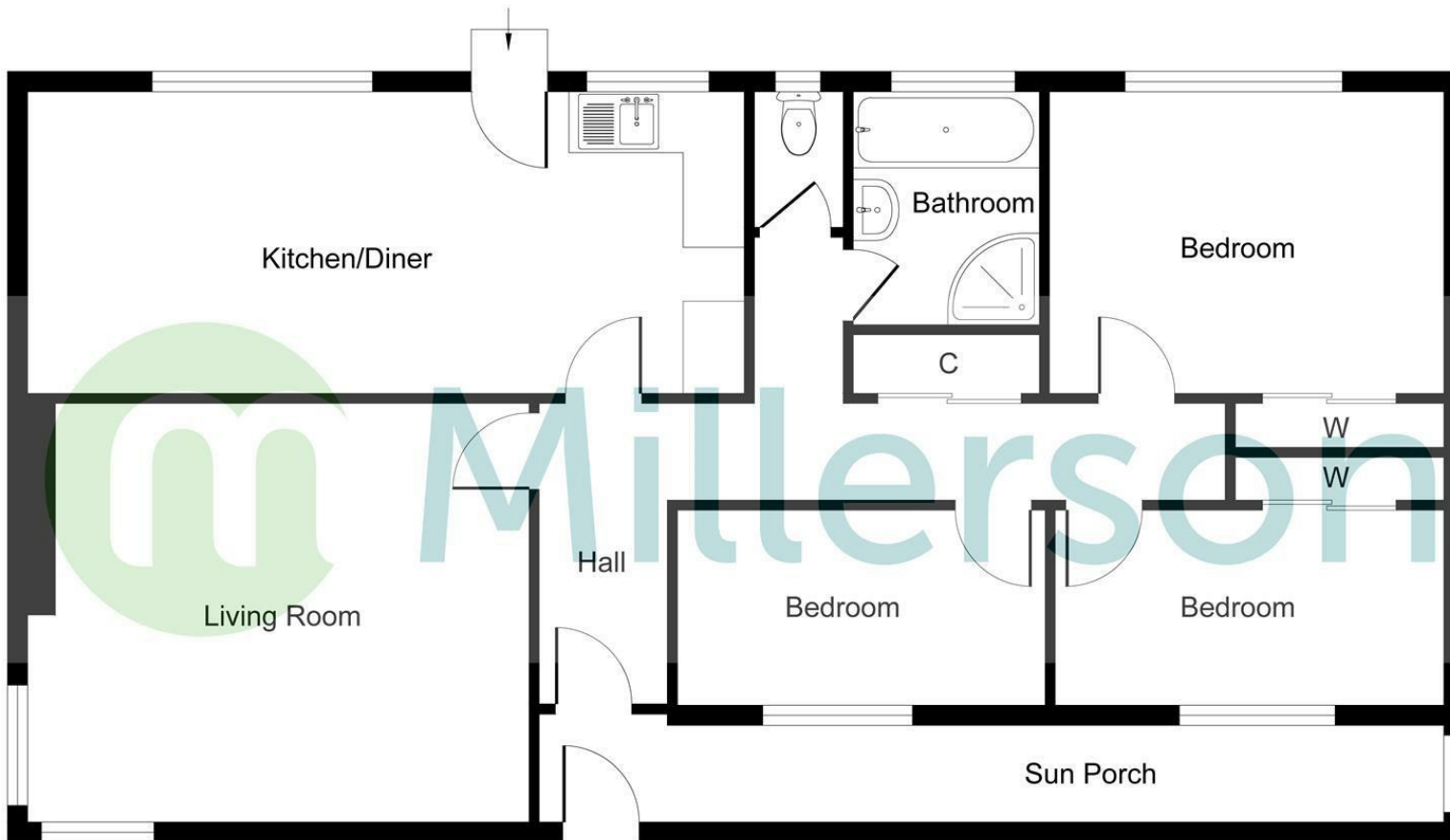
Energy Performance rating: B

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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

On entering Sticker from the St Austell direction, proceed into the Centre of the village and Chapel Hill will be seen on the Righthand side by the village carpark and the proceed up the hill for about a third of a mile and the property will be found on the left hand side.

## Contact Us

Millerson Estate Agents  
 5-6 Market Street  
 St Austell  
 Cornwall  
 PL25 4BB  
 E: [st.austell@millerson.com](mailto:st.austell@millerson.com)  
 T: 01726 72289  
[www.millerson.com](http://www.millerson.com)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>86</b>	<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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	

