



**Gwindra Road**  
**St. Stephen**  
**St. Austell**  
**PL26 7NG**  
**Asking Price £180,000**

- TWO DOUBLE BEDROOMS
- CLOSE TO CENTRE OF VILLAGE
- NO ONWARD CHAIN
  - OUTBUILDINGS
  - LOUNGE/DINER
  - OPEN FIRE PLACE
  - KITCHEN
- BEAMED CEILINGS
- LARGE REAR GARDEN
- SCAN QR CODE FOR MATERIAL INFORMATION



**Millerson**  
 millerson.com



Tenure - Freehold

Council Tax Band - A

Floor Area - 721.00 sq ft



## PROPERTY

### LOCATION

This property is located close to the heart of the village of St Stephen in Brannel. Local amenities include a Doctor's surgery, a Parish church, Convenience Stores, a Post office, village pub, Café Pause (which is dog friendly), a Pharmacy, Launderette, Fish and Chip Shop and Chinese, as well as both primary and secondary schools – all of which are within walking distance of the property. There is a large recreational field which is handy for dog walkers and those interested in outdoor pursuits. The nearest bus stop is close by and provides access to neighbouring villages and towns including Newquay, Truro and Fraddon. The property is a short drive from St Austell town centre, offering a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools, colleges and numerous supermarkets. The picturesque historical port of Charlestown and the award-winning Eden Project are close by. The property is ideal for walkers being in close proximity to the historic Tregargus Valley, which boasts some stunning woodland walks. There are many activities taking place within the village which include a bowls club, pantomime society and many more.

### ACCOMMODATION COMPRISES

All measurements are approximate.

### LOUNGE/DINER

20'8" x 12'2" (6.30m x 3.71m)

Front door, leading into the living room, a lovely long room with bay window to front elevation with views towards the local church tower, TV point, open fire with stone surround and hearth, beamed ceilings, stairs to first floor, wall mounted electric heater, door to:

### KITCHEN

10'0" x 9'8" (3.07m x 2.96)

Range of white fronted kitchen units, with work tops, single drainer steel sink unit and mixer taps, space and plumbing for washing machine, space for electric cooker, display cabinet with

lighting, carious other wall units, tiled splash backs, space for fridge/freezer, laminate flooring, Upvc door and window to rear garden.

### LANDING

Storage cupboard. access to partially boarded loft space.

### BEDROOM ONE

10'2" x 9'10" (3.10m x 3.00m)

With large double glazed window over looking rear garden and views over open fields, beamed ceilings.

### BEDROOM TWO

12'0" x 9'0" (3.68m x 2.75m)

Double glazed window to front aspect.

### BATHROOM

11'5" x 6'0" (3.48m x 1.84m)

With panelled bath, shower cubicle, low level WC, wall mounted wash basin, airing cupboard with immersion tank, extractor fan and ladder style electric towel radiator.

### OUTSIDE

To the front is an open plan lawn garden.

To the rear, Immediately outside there is:

Freezer room: 2m x 1m with power and light.

Wash room: space for Tumble dryer, power points.

Garden, this is a lovely rear garden ideal for Alfresco dining, and path leading to

Workshop 1: 4.10m x 2.11m with power and light.

Workshop 2: 3.69m x 3.39m with power and light.

### MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No



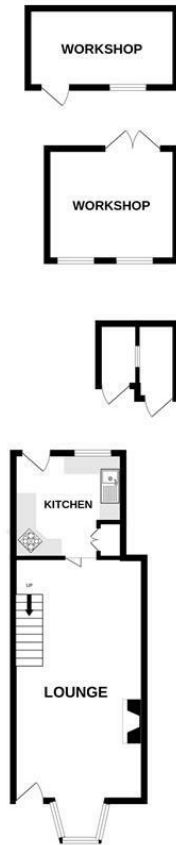
Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: None  
 Heating features: Open fire and Double glazing  
 Broadband: FTTC (Fibre to the Cabinet)  
 Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good  
 Parking: None  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term area 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: F  
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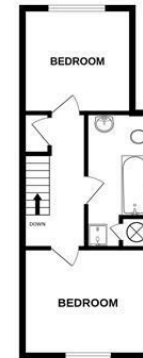
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



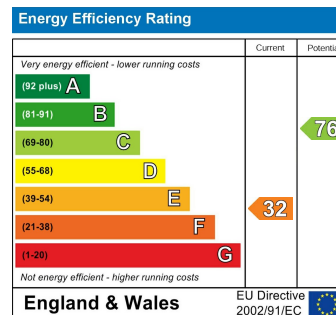
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Please Speak to Our Lettings Area  
Manager Lizzie Collins  
01726 72236

## Contact Us

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