

Hill Head
St Stephen
PL26 7QQ

Asking Price £350,000

- NO ONWARD CHAIN AND VACANT POSSESSION UPON COMPLETION
- SITUATED UPON A SPACIOUS PLOT
- THREE DOUBLE BEDROOMS
 - VILLAGE LOCATION
 - COUNTRYSIDE VIEWS
- OFF ROAD PARKING AND GARAGE
 - DOUBLE GLAZING THROUGHOUT
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - D

Floor Area - 1076.00 sq ft



Property Description

Millerson Estate Agents are thrilled to market this spacious, three bedroom, detached bungalow located on the outskirts of St Stephen. Being sold with no onward chain and vacant possession upon completion, this spacious plot benefits from countryside views whilst being within easy access to local amenities within the village. Set upon a large plot, the property briefly comprises of an entrance hall, lounge, kitchen/diner, utility room, three double bedrooms, an en-suite shower room and family bathroom. The property also benefits from an integral garage, an enclosed garden and a useful outbuilding along with ample off road parking. The property is heated via oil central heating and is connected to mains electricity, water and drainage. Viewings are highly recommended to appreciate all that this property has to offer and are strictly by appointment only.

Location

Situated in an elevated position within the hamlet of Hillhead near the popular and thriving village of St Stephen. St Stephen offers a primary and secondary school, post office, public house, takeaway shops, church and recreational facilities. These are supplemented further by the town of St Austell about 5.5 miles to the east and the cathedral city of Truro about 13 miles to the south-west, being the commercial and retail centre of Cornwall. There is a railway station on the London Paddington line at St Austell and a junction to the A30(T) about 4.5 miles to the north.

The Accommodation Comprises

All dimensions are approximate.

Entrance Hall

Smoke sensor. Plug sockets. Two storage cupboards. Skirting. Carpeted flooring

Living Room

15'3" x 12'7" (4.67m x 3.86m)

Double glazed window to the front aspect with a sliding door. Skimmed ceiling. Coving. Electric radiator. Radiator. Ample plug sockets. TV and broadband point. Skirting. Carpeted flooring.

Kitchen / Diner

19'5" x 11'10" (5.94m x 3.62m)

Two double glazed windows to the front aspect. A range of wall and base fitted units with roll top work surfaces. Integrated oven and hob with extractor over. Wash basin with drainer. Tiling around stain sensitive areas. Radiator. Skirting. Ample plug sockets. Carpeted flooring.

Utility Room

8'8" x 7'6" (2.66m x 2.29m)

Double glazed window to the front aspect. Coving. Sink with drainer. Space and plumbing for washing machine and under counter fridge and

freezer. Oil fired boiler. Tiling around stain sensitive areas. Ample plug sockets. Skirting. Laminate flooring. Door leading into the garage.

Bedroom One

11'8" x 11'8" (3.57m x 3.56m)

Double glazed window to the side aspect. Coving. Built in storage. Ample plug sockets. Skirting. Carpeted flooring. Door leading into the

En-Suite Shower Room

6'3" x 5'9" (1.92m x 1.76m)

Frosted double glazed window to the rear aspect. Extractor fan. Coving. Shower cubicle. Wash basin with storage below. WC with push flush. Tiling around water sensitive areas. Carpeted flooring.

Bedroom Two

12'11" x 12'7" (3.96m x 3.84m)

Double glazed window to the rear aspect. Coving. Ample plug sockets. Skirting. Carpeted flooring.

Bedroom Three

12'8" x 7'9" (3.87m x 2.37m)

Double glazed window to the rear aspect. Coving. Radiator. Plug sockets. Skirting. Carpeted flooring.

Family Bathroom

8'8" x 6'1" (2.65m x 1.87m)

Coving. Extractor fan. Jacuzzi bath. WC with push flush. Bidet. Wash basin. Fully tiled walls. Carpeted flooring.

Garage

17'0" x 8'10" (5.20m x 2.70m)

Metal up and over door. Consumer unit. Loft access with pull down ladder. Tap. Plug socket.

Outside

To the front- Steps leading up to the property with a concreted patio area benefitting from views across the countryside. Driveway parking to the left of the property multiple vehicles.

To the rear- Private area benefitting from a laid to lawn area in addition to a useful outbuilding measuring approximately 4.95m x 2.76m. Oil tank. Additional parking if required.

Parking

Driveway parking to the left of the property for multiple vehicles. Additional parking is also available to the rear of the property if required.

Services

The property is heated via oil fired radiators and is connected to mains



electricity, water and drainage. The property falls under Council Tax Band D.

Material Information

Verified Material Information

Council tax annual charge: £2342.54 a year (£195.21 a month)

Tenure: Freehold

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Water supply: Mains water supply

Sewerage: Mains

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Garage, Driveway, Private, Rear, and Off Street

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: Lateral living

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

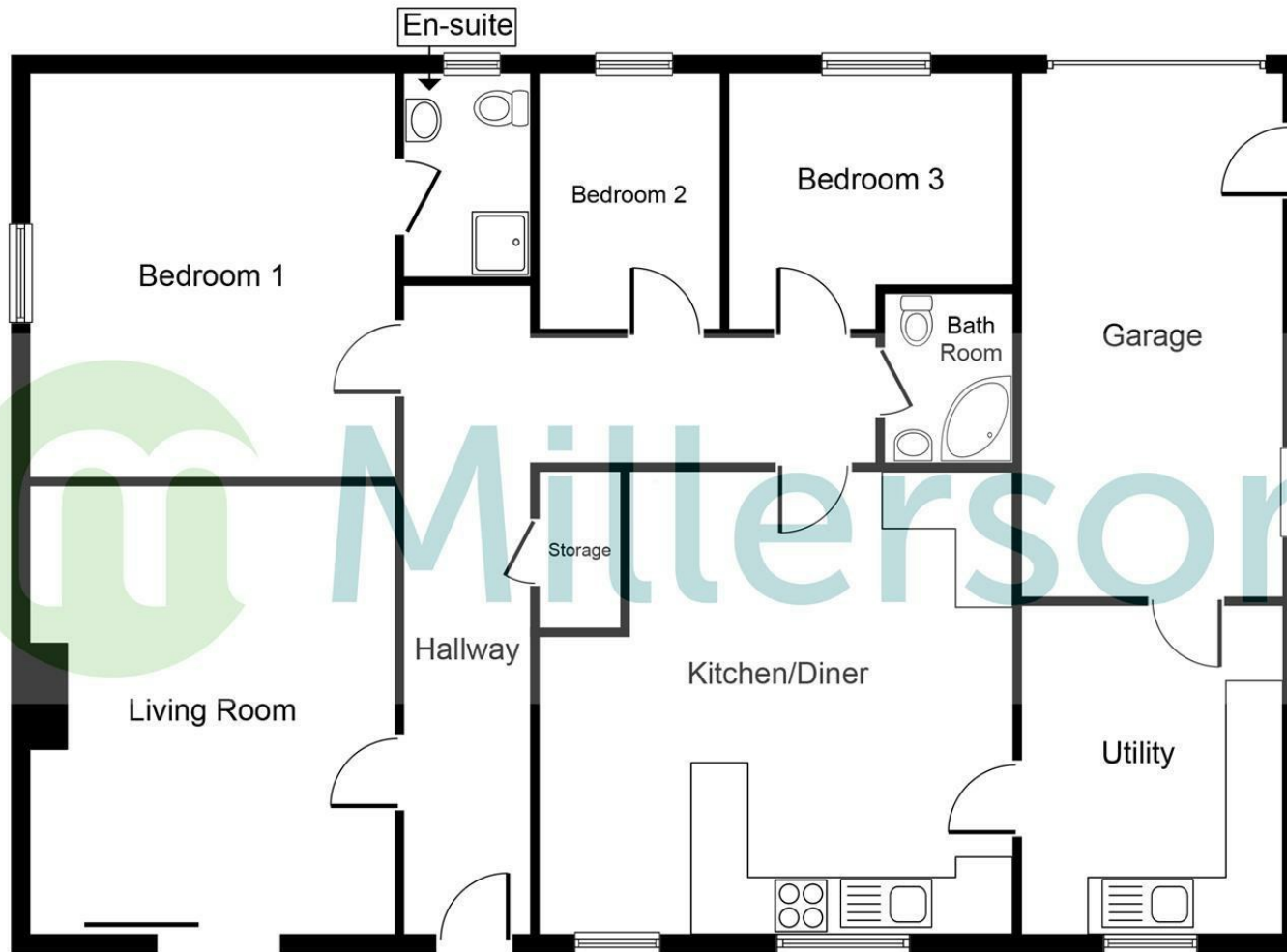
From the centre of St Stephen take the road northwards towards Treviscoe, pass the car park and the recreation ground and follow the road around to the left into Trethosa Road. Follow the road up out of the village up to Hillhead and Stepside. Turn left signposted towards Trethosa and Treviscoe where you will then find the property located on your right hand side.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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