



MAY WHETTER & GROSE

THE COTTAGE 14 TRELAVOUR SQUARE, ST DENNIS, PL26 8AX
GUIDE PRICE £135,000



**** VIDEO TOUR AVAILABLE UPON REQUEST ****

A PRIVATE TUCKED AWAY, CHAIN FREE SEMI DETACHED PERIOD PROPERTY WITH THREE BEDROOMS AND A SPACIOUS ELEVATED REAR GARDEN. IN NEED OF MODERNISATION THROUGHOUT, THE PROPERTY OCCUPIES A POPULAR VILLAGE LOCATION WITHIN CLOSE PROXIMITY OF AMENITIES AND OFFERS A FLEXIBLE AND VERSATILE BLANK CANVAS. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE POTENTIAL AVAILABLE ON OFFER. PLEASE NOTE, NO OFF STREET PARKING. EPC - E



Location:

The village of St Dennis is situated within easy access of the A30 and offers a range of amenities including a shop and post office, public house, doctors surgery, bank and primary school. St Austell town centre is situated approximately 7 miles away and offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The Eden Project and picturesque port of Charlestown are situated a short drive away. The town of Fowey is approximately 16 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 15 miles from the property.

Directions

From St Austell head towards St Stephen, passing through Trewoon, drive through High Street and turn right and proceed through the villages of Foxhole and Nanpean and down into St Dennis, follow the road all the way through the village and heading out onto Rectory Road. Down Robartes Road at the end is a right hand bend, just before the bend turn right onto Wellington Road. At the top of the road turn right where Trelavour Square is located on the left hand side. The property is accessed at the end of the square to the left hand side. A path leads up to the school with the opening to the property on the right hand side.

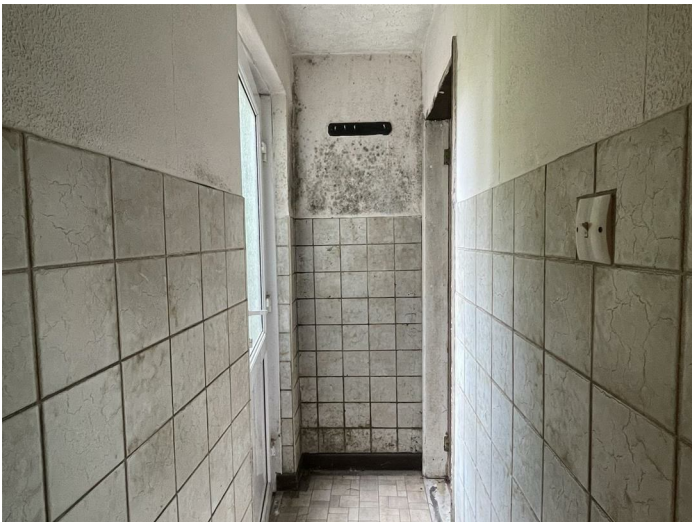
Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Upvc double glazed door with upper obscure glazing allows access into side entrance.

Side Entrance

10'11" x 2'2" (3.35 x 0.67)



With door through to WC. Door through to shower room. Door through to kitchen. Vinyl flooring. Part tiled walls. Textured ceiling. In-built shelving.

W.C.

6'0" x 2'10" (1.83 x 0.87)



Upvc double glazed window to rear elevation with obscure glazing. Low level flush WC. Tile effect vinyl flooring. Part tiled walls. Textured ceiling.

Shower Room

6'0" x 7'7" (1.83 x 2.32)



Upvc double glazed window to side elevation with obscure glazing. Matching two piece white shower suite comprising pedestal hand wash basin with central mixer tap, fitted shower enclosure with glass shower doors and wall mounted electric shower. Water resistant cladding. Door opens to provide access to airing cupboard housing the hot water tank with slatted storage options set below. Vinyl tiled flooring.

Kitchen

13'2" x 9'8" (4.02 x 2.97)



A twin aspect kitchen with Upvc double glazed windows to rear and side elevations combining to provide a great deal of natural light. Matching wall and base kitchen units, roll top work surfaces, stainless steel sink with matching draining board. Part tiled walls. Textured ceiling. Focal fireplace with granite backing and slate hearth and mantle. Vinyl tiled flooring. Door through to entrance hall.

Entrance Hall

9'6" x 6'10" - maximum (2.91 x 2.09 - maximum)



Upvc double glazed door to front elevation with upper obscure glazing. Vinyl tile effect flooring. Door through to kitchen. Stairs to first floor. Door through to lounge. High level mains enclosed fuse box. Exposed ceiling beams.

Lounge

14'9" x 9'8" (4.50 x 2.95)



Two Upvc double glazed windows to front elevation. Open fireplace and tiled hearth with wooden mantle over and spacious shelves to either side. Exposed ceiling beams.



Landing

9'1" x 2'8" - maximum including stairs (2.79 x 0.83 - maximum including stairs)



Exposed wooden floorboards. Doors through to bedrooms one and two. Textured ceiling.

Bedroom One

10'2" x 12'5" - maximum (3.12 x 3.80 - maximum)



Upvc double glazed window to front elevation. Exposed floorboards. Wood clad ceiling.

Bedroom Two

12'0" x 9'10" (3.68 x 3.02)



Two Upvc double glazed windows to front elevation. Exposed wood flooring. Door opens to provide access to over stair storage void. Loft access hatch. Textured ceiling. Door through to bedroom three.

Bedroom Three

14'3" x 9'7" (4.36 x 2.94)



A twin aspect double bedroom with Upvc double glazed windows to front and side elevations combining to provide a great deal of natural light. Part exposed ceiling beam. Exposed floorboards.

Outside



Accessed at the rear of Trelavour Square a walkway provides access through to the school. Towards the

top of said access lane to the right hand side an opening in the wall provides access for numbers 1a and this property. Upon entering turn left and a wrought iron gate provides access to the garden belonging to the property. There is an outdoor tap to the side of said gate and a external block built store.

External Store

11'7" x 6'11" (3.54 x 2.11)



Upvc door providing access and Upvc double glazed window to front elevation.

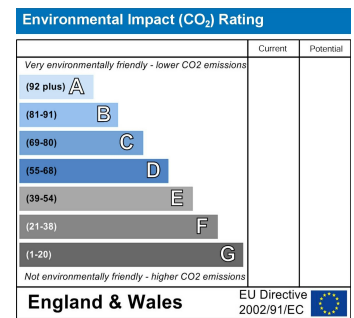
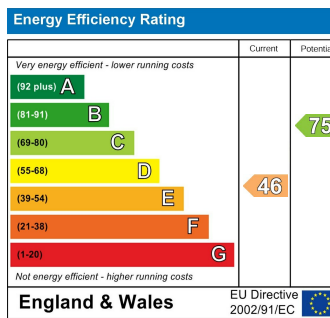


A hardstanding walkway provides access to both front entrance doors and flows right across the front of the property to a coal bunker located to the front left hand corner. A slim walkway then provides access down the left hand side of the property to a manageable area of green enclosed with stone walling which overlooks the beer garden behind the property. Directly opposite the front door steps, lead up to provide access to the elevated garden.



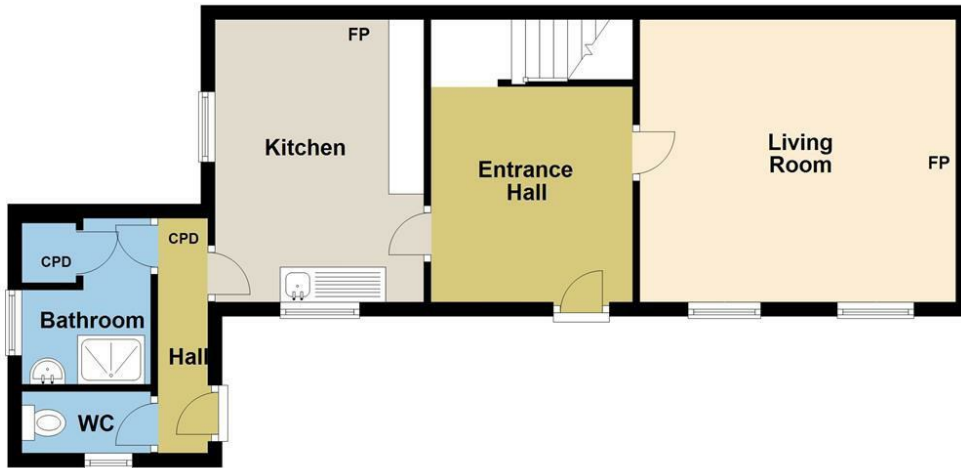
Predominantly laid to lawn and well stocked with evergreen planting and shrubbery to the right hand side there is a paved patio area. Boundaries are clearly defined with stone walls to the right, left and rear elevations. The garden is of a good size and is likely to greatly appeal to any keen gardeners.

Council Tax Band - A





Ground Floor



First Floor



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