



MAY WHETTER & GROSE

SHAMBLES COTTAGE, ST. STEPHEN, PL26 7NN GUIDE PRICE £200,000



** VIDEO TOUR AVAILABLE UPON REQUEST **

A WELL SITUATED CHAIN FREE SEMI DETACHED COTTAGE BOASTING TWO DOUBLE BEDROOMS AND LOW MAINTENANCE COURTYARD GARDEN WITH OUTBUILDING. THE PROPERTY BENEFITS FROM AN OPEN PLAN KITCHEN, LOUNGE DINER. FIRST FLOOR SHOWER ROOM AND IS DOUBLE GLAZED THROUGHOUT, WITH UPDATE ELECTRIC HEATING. THE PROPERTY HAS BEEN GREATLY IMPROVED BY THE CURRENT OWNER AND OFFERS WELL PRESENTED ACCOMODATION THROUGHOUT. AN EARLY VIEWING IS ADVISABLE: WITH IN CLOSE PROXIMITY TO LOCAL AMENITIES.

EPC- F



Location

Situated near the village of St Stephen which offers a range of village amenities including shop and Post Office, a public house, primary and secondary schools. The property is situated within easy reach of the recently regenerated St Austell town centre, offering a wide 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 picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 12 miles from the property.



Directions

From St Austell, head out to the village of St Stephen. As you come into the village you will head up past Hawkins Peugeot Garage. Take the second Right hand turn (One Way system). Pass the church on your right. At the end of this road turn right and the property is located on the left hand side of the road.

Accommodation

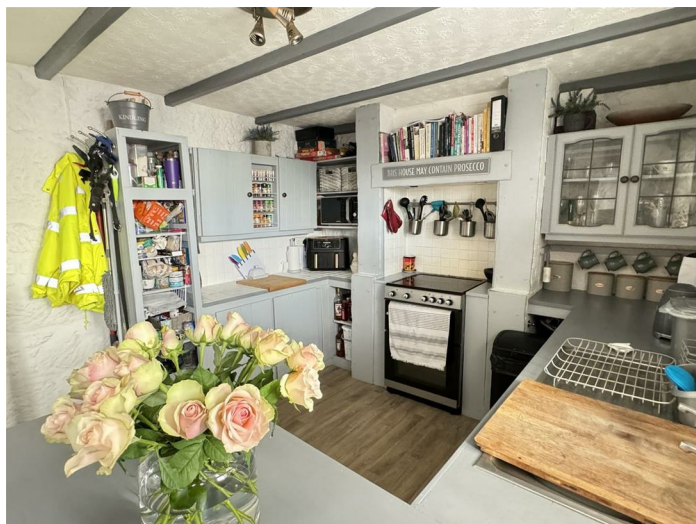
All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Entrance Hall

UPVC double glazed stable door provide external access to an open plan Kitchen, Lounge Diner.

Kitchen, Lounge, Diner

29'1" x 10'1" max (8.89m x 3.09 max)



To the left hand side upon entering is the Lounge Diner:

Lounge Diner

19'5" x 10'1" (5.94m x 3.09m)



With updated UPVC double glazed window to front elevation with fitted shutters. Focal multi fuel burner set within a stone fire surround, with concrete cast wood effect mantel and slate hearth. Wood effect vinyl flooring. Textured exposed walls, textured ceiling. Updated electric wall mounted heater. BT OpenReach telephone point. Space for dining table. Upon entering to the left hand side is a useful log storage area with high level mains enclosed fuse box above. Then to the right hand side upon entering is the kitchen area

Kitchen

9'5" x 10'1" (2.89m x 3.09m)

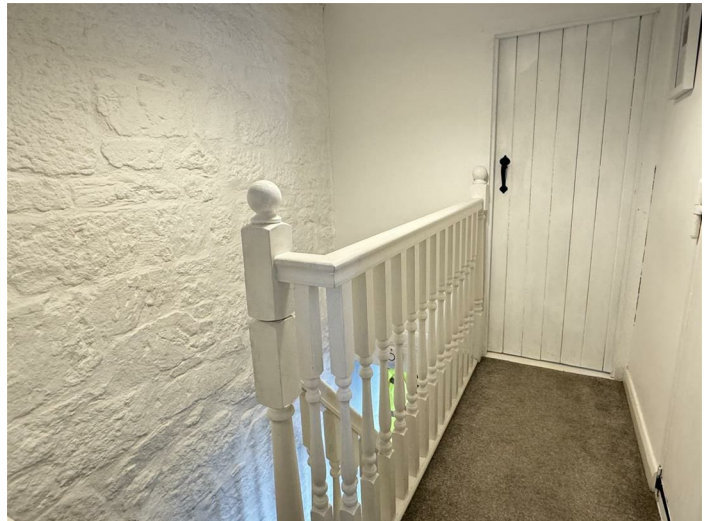


With additional updated UPVC window to front elevation with fitted shutters. Carpeted stairs to first floor. Continuation of wood effect vinyl flooring. Matching wall and base kitchen units, roll top work surfaces. Stainless steel sink with matching draining board. Space for electric cooker and space for additional kitchen appliances. Continuation of the textured exposed stone walls and textured ceiling. Tiled walls to water sensitive areas and part tiled walls. A beautiful open kitchen flowing off the Lounge Dining area.



Landing

7'4" x 5'5" (2.26m x 1.67m)



With doors off to double bedrooms one and two and shower room. Wall mounted electric heater, updated carpeted flooring and textured ceiling. Loft access hatch.

Bedroom One

11'5" x 10'3" (3.50m x 3.14m)



Updated UPVC double glazed window to front elevation with fitted shutters. Focal cast iron fire place, exposed floor boards with exposed textured walls and textured ceiling. Wall mounted electric heater.



Shower Room

7'2" x 4'3" max (2.19m x 1.30m max)



UPVC double glazed window to front elevation affording delightful far reaching views. Matching three piece shower suite comprising: low level flush WC, circular hand wash basin set on vanity storage unit offering additional storage options below. Fitted shower enclosure with wall mounted MIRA shower. Door opening to provide access to inbuilt storage

area. Textured exposed stone walls with wood panelled ceiling, vinyl flooring and wall mounted electric heater.

Bedroom Two

9'9" x 10'2" (2.99m x 3.12m)



Updated UPVC double glazed window to front elevation with fitted shutters. Wood effect laminate flooring, exposed stone textured walls and textured ceiling.



External



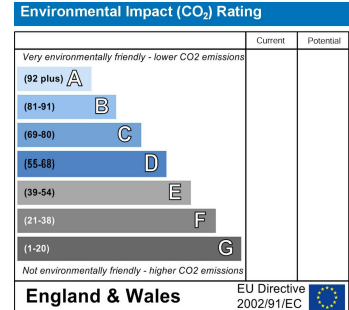
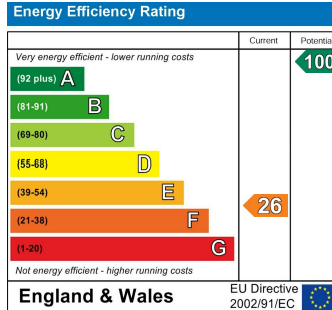
Access is via a lockable wooden door into the front courtyard. The courtyard is well enclosed with wood fencing to the front and right elevations and an adjacent property's side wall, with no overlooking

windows provides a good degree of privacy. This hard standing courtyard catches a great deal of sun and benefits from outdoor tap and exposed stone fronted planting bed with inset waterfall feature. This area is well stocked with evergreen planting and shrubbery. To the rear of the courtyard a stable door opens to provide access to a useful outbuilding.



Outbuilding

15'8" x 5'9" (4.79m x 1.77m)



This area benefits from a wooden frame single glazed window to the front elevation, providing natural light and is currently used to house the owners washing machine, tumble dryer and additional chest freezer. To the left hand side is an opening to a further storage area with fitted shelving. Light and Power in the outbuilding.

Council Tax: A





Ground Floor



First Floor



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