



MAY WHETTER & GROSE

13 ROBARTES ROAD, ST DENNIS, PL26 8DS
GUIDE PRICE £200,000



A WELL POSITIONED CHAIN FREE END OF TERRACE HOUSE WITH THREE/FOUR BEDROOMS AND ONE/TWO RECEPTION ROOMS. THE PROPERTY OCCUPIES A CONVENIENT SPACIOUS PLOT WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES AND THE A30. FURTHER BENEFITS INCLUDE OWNED SOLAR PANELS ON THE FRONT AND REAR ELEVATION OF THE ROOF, UPVC DOUBLE GLAZING AND AIR SOURCE HEATING. THE PROPERTY WOULD BENEFIT FROM COSMETIC REFRESHMENT, HOWEVER AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS SPACIOUS FAMILY HOME. EPC - B



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. Proceed down Robartes Road where the property (number 13) is located on the right hand side of the road.

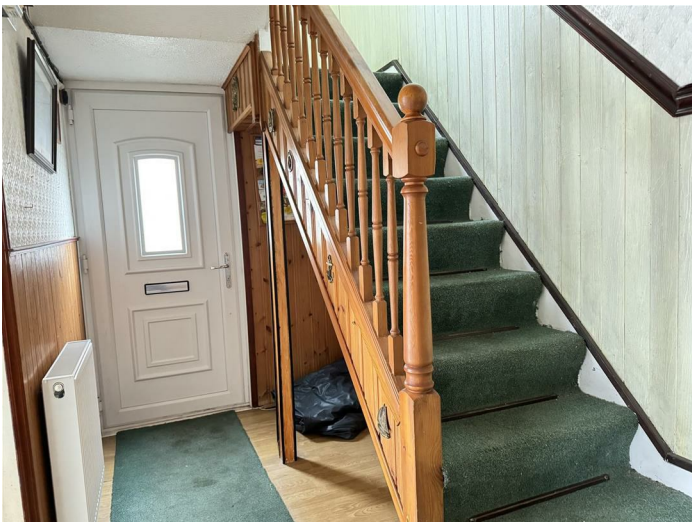
Accommodation

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 external access into entrance hall.

Entrance Hall

10'5" x 5'11" (3.18 x 1.82)



Door through to dining room/bedroom four and lounge. Wood effect laminate flooring. Part wood clad walls. Textured ceiling. High level mains enclosed fuse box with solar panel controls. Radiator. Carpeted stairs to first floor with open storage recess below. BT telephone point.

Dining Room/Bedroom Four

12'5" x 10'5" (3.79 x 3.18)



Upvc double glazed bay window to front elevation providing a great deal of natural light. Focal open fireplace with red brick surround. Agents Note: We are advised that the chimney is not in working order. Wood effect laminate flooring. Radiator. Textured ceiling. Television aerial point.

Lounge

14'10" x 10'10" (4.54 x 3.31)



Two Upvc double glazed windows to front elevation overlooking the low maintenance front garden. Continuation of wood effect laminate flooring. Part wood clad walls. Focal fireplace with slate backing and imitation stone wall above. Part Upvc clad walls. Textured ceiling. Textured walls. Radiator. Door through to kitchen. Wall mounted thermostat.



Rear Access

5'8" x 2'6" (1.73 x 0.77)



Upvc double glazed door to side elevation allowing access to the spacious rear garden. Tiled flooring. Door through to WC.

WC

5'0" x 2'8" (1.54 x 0.83)



Upvc double glazed window to rear elevation with obscure glazing. Matching two piece white WC suite comprising low level flush WC and ceramic hand wash basin. Continuation of tiled flooring. Water resistant cladding to upper section of walls and tiled walls to lower section.

Kitchen

20'0" x 7'3" (6.11 x 2.22)



Upvc double glazed windows to rear and side elevations. Opening through to rear access. Tile effect flooring. Matching wall and base kitchen units, stainless steel sink with matching draining board. Tiled walls to water sensitive areas. Textured ceiling. Space for kitchen appliances. Fitted extractor fan. Radiator.



Landing

11'3" x 5'10" (3.43 x 1.79)



Upvc double glazed window to side elevation providing natural light and offering far reaching views to countryside beyond. Carpeted stairs. Exposed wood flooring with central carpeted walkway on the landing. Doors to bedrooms one, two, three and shower room. Radiator. Textured ceiling. Part wood clad walls. Loft access hatch. Door opens to provide access to overstairs storage void.

Bedroom Two

9'7" x 10'7" (2.93 x 3.25)



Two Upvc double glazed windows to front elevation offering far reaching views in the distance. Carpeted flooring. Radiator. Textured ceiling.

Bedroom One

13'5" x 10'7" (4.11 x 3.25)



Two Upvc double glazed windows to front elevation with far reaching views over the surrounding area. Carpeted flooring. Radiator. Textured ceiling.

Bedroom Three

8'10" x 10'2" - maximum into wardrobes (2.70 x 3.10 - maximum into wardrobes)



Upvc double glazed window to rear elevation overlooking the spacious rear garden. Carpeted flooring. Radiator. Twin doors open to provide access to the airing cupboard housing a water tank with air source heating controls to the left hand side. High level storage.

Shower Room

11'2" x 6'4" - maximum (3.41 x 1.95 - maximum)



Upvc double glazed window to rear elevation with obscure glazing. Three piece shower suite comprising low level flush WC, ceramic hand wash basin and fitted shower enclosure with sliding shower doors and wall mounted electric shower. Vinyl flooring. Radiator. Part tiled walls. Textured ceiling. Agents Note: The spacious bathroom previously housed a bath. There is ample room to install a bath again with the space for a separate shower cubicle as well should the need arise.



Outside



To the front of the property the front garden is laid to granite chippings for ease of maintenance. The boundaries are clearly defined with block wall to the right, front and left elevations. There is a raised planting area flowing across the front of the property and down the right hand boundary and to the front. Agents Note: Many other neighbouring owners in the road have removed the front wall and created off road parking to the front of the property, subject to the relevant consent.

To the left hand side a tarmac walkway flows down the left hand side of the property and provides access to the front door. The tarmac walkway continues down the left hand side and extends circa three meters to the rear of the property.

Located directly behind the house is the air source heating pump and there is an outdoor tap located to the rear of the property.

At the end of the tarmac there is a paved patio area and also access to a spacious outbuilding, which will need attention and refurbishment.



A slate fronted low level wall then separates the rear section of the garden complete with metal gate.

The rear garden is laid to planting beds to the right and left hand side and has a paved walkway flowing down the middle section. At the end of the walkway is an area of lawn which again is well stocked with planting and shrubbery. Beyond the established trees there is a further area of lawn with prefabricated panelled shed located to the rear left hand side. This spacious garden needs to be viewed to be fully appreciated. Agents Note: When viewing the aerial picture of the rear garden taken from the first floor rear facing bedroom, note the length of the garden of the property to the right hand side. This will show interested parties the length of this spacious and established plot. A fantastic blank canvass.



Council Tax Band - B

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

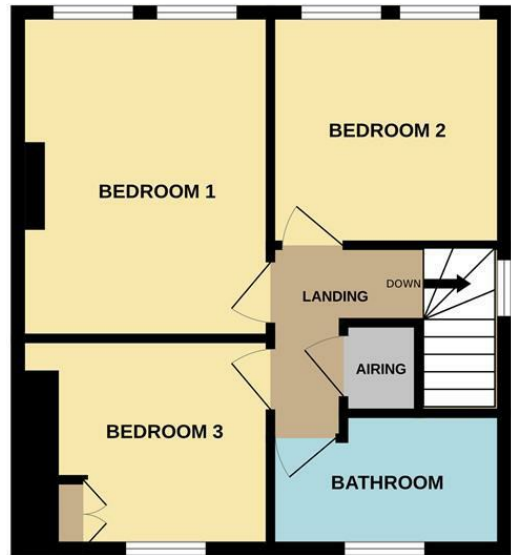
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.
Made with Metropix ©2024

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

