



MAY WHETTER & GROSE

81 CURRIAN ROAD, NANPEAN, PL26 7YD
GUIDE PRICE £190,000



A WELL SITUATED CHAIN FREE MID TERRACE HOUSE WITH THREE BEDROOMS AND TWO RECEPTION ROOMS. FURTHER BENEFITS INCLUDE A SPACIOUS REAR GARDEN, OFF ROAD PARKING TO THE REAR, UPVC DOUBLE GLAZING THROUGHOUT AND OIL FIRED CENTRAL HEATING. THE PROPERTY BENEFITS FROM AN UPDATED KITCHEN AND BATHROOM, AND HAS BEEN PAINTED THROUGHOUT IN PREPARATION FOR SALE. A VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS WELL POSITIONED HOME. EPC - D



Location

Nanpean has a range of village amenities including primary school, shop and post office, and petrol station and is situated approximately 6 miles from St Austell town centre which offers 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 15 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 16 miles from the property.

Directions

From St Austell. Head out of St Austell towards St Stephen, through the villages of Trewoon and Lanjeth. As you come out of Lanjeth there is a left hand bend leading down to St Stephen. On that bend turn right, sign posted Foxhole/Nanpean. Head through the village of Foxhole and out into Nanpean. At the bottom of the hill you will notice the primary school. Follow the road up and around to the right. You will notice the old public house on your right hand side, turn right just after this and continue along Currian Road, number 81 will be located in the terrace on your 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 external access into entrance porch.

Entrance Porch

3'10" x 3'7" (1.18 x 1.10)

Sealed glazed unit above double glazed door. Hard wood door with obscure glazing provides access through to inner hall. High level updated mains enclosed fuse box. Part water resistant clad walls. Part textured walls. Textured ceiling. Vinyl flooring.

Inner Hall

20'6" x 3'9" - max including stairs to first floor (6.27 x 1.15 - max including stairs to first floor)



Carpeted flooring. Carpeted stairs to first floor. Radiator. Doors through to lounge and dining room. Textured ceiling. BT Openreach telephone point.

Lounge

13'5" x 11'8" (4.10 x 3.57)



Upvc double glazed window to front elevation. Carpeted flooring. Feature fireplace with tiled backing, tiled hearth and surround, to the left hand side of the former chimney is an elevated display brick fronted area. Textured walls. Textured ceiling. Radiator.

Dining Room

12'8" x 11'10" (3.88 x 3.62)



Upvc double glazed window with deep sill which can be used as a window seat to rear elevation. Wood effect laminate flooring. Door into under stairs storage void. Radiator. Textured ceiling. In-built twin doors to the far side of the room offer storage.

Kitchen

8'2" x 8'9" (2.50 x 2.69)



Upvc double glazed window to rear elevation with an outlook to countryside in the distance. Upvc double glazed door to side elevation provides access to the rear access with upper sealed glazed unit. Updated kitchen with matching wall and base units benefitting from intelligent storage and soft close technology. Roll top work surfaces with matching slimline splashback, space for electric oven with glass splashback behind and fitted extractor hood over. Stainless steel sink with draining board and central mixer tap. Tile effect vinyl flooring.

Rear Access

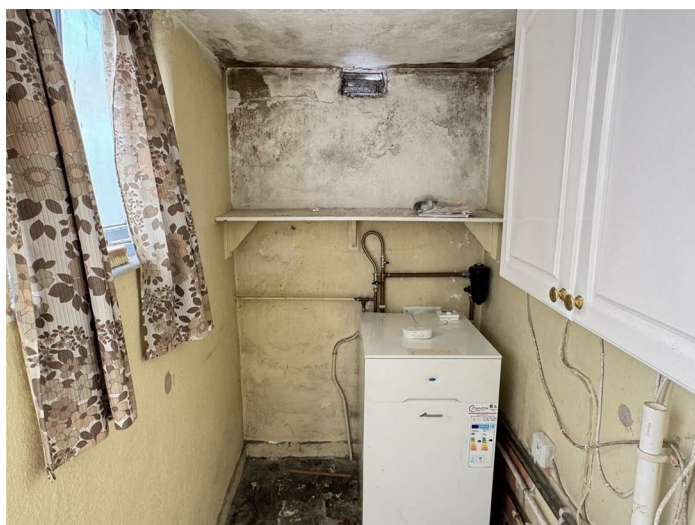
8'7" x 3'10" (2.63 x 1.19)



Upvc double glazed door to rear elevation with upper and lower obscure glazing, providing access to the rear of the property which includes parking and spacious rear garden. Window to right hand side of door and further high level glazed sealed unit above. Additional matching sealed glazed units to right hand side. Polycarbonate roof and vinyl flooring. Opening through to utility/boiler area. Cold water tap.

Utility/Boiler Area

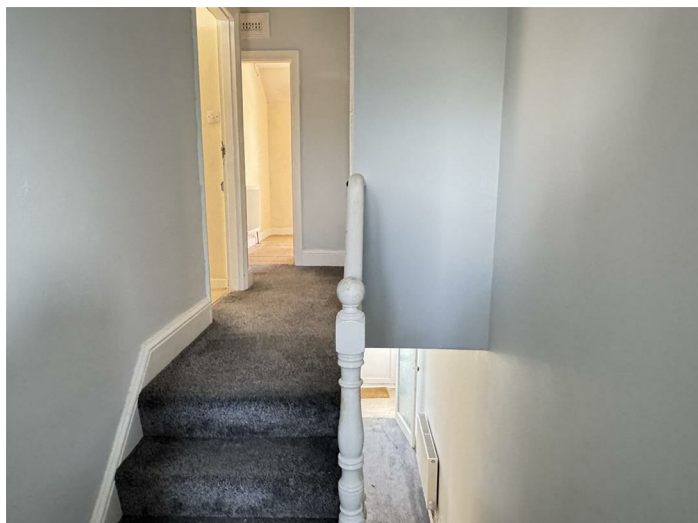
8'7" x 4'1" (2.63 x 1.27)



Worcester Combination Oil Fired Central Heating Boiler. Space for washing machine and tumble dryer. Wood frame single glazed window, obtains borrowed light from the rear access.

Landing

13'10" x 5'8" - max (4.22 x 1.73 - max)



Carpeted flooring. Doors through to shower room, bedrooms one, two and three. Twin doors open to provide access to a useful in-built storage void. Loft access hatch. Textured walls. Textured ceiling.

Shower Room

8'2" x 8'9" (2.50 x 2.68)



Upvc double glazed window to rear elevation with obscure glazing. Updated white shower suite comprising low level flush WC with dual flush technology, hand wash basin with central mixer tap set on vanity storage unit. Large fitted shower enclosure with sliding glass shower door and wall mounted MIRA Shore Shower. Water resistant cladding to shower cubicle. Vinyl flooring. Radiator. Doors opens to provide access to the airing cupboard which offers slatted storage and radiator set within. Fitted extractor fan.

Bedroom Two

11'3" x 11'0" (3.44 x 3.37)



Upvc double glazed window to rear elevation with a delightful outlook. Carpeted flooring. Textured walls. Radiator.

Bedroom One

13'8" x 9'3" (4.19 x 2.82)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator.

Bedroom Three

10'4" x 7'10" (3.16 x 2.40)



Upvc double glazed window to front elevation.
Exposed wood flooring. Radiator.

Outside



To the front of the property there is a manageable front garden laid to chippings, well enclosed with stone wall to front, right and left elevations. Hard standing walkway provides access to the front door. Agents Note: Other properties lower down the road have removed the front wall to create off road parking, this is potentially available to this property pending relevant permissions.



To the back of the terrace other properties including this one enjoy right of access over the rear access lane. Beyond this is a hardstanding parking area allowing off road parking. To the right hand side is the oil tank and to the right hand side of the oil tank a hard standing walkway flows down the spacious rear garden.

Initially behind the parking area is a large wooden shed, twice the depth of a standard shed, the remainder of the lower garden is laid to lawn. All well enclosed with wood fencing to the right and left elevations.

The lower section of the garden beyond is a lovely planted ever green border and elevated patio, which catches a great deal of sun. A former external WC to the side.





Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	



Council Tax Band - A

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.



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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