



MAY WHETTER & GROSE

**2 PARKLANDS, NANPEAN, PL26 7YR**

**PRICE £160,000**



NO ONWARD CHAIN, LOCATED ON THE FRINGES OF THE VILLAGE OF NANPEAN, WITHIN A SHORT DRIVE TO ST DENNIS AND THE A30. SET IN ITS OWN GOOD SIZED GARDENS, DRIVEWAY PARKING FOR ONE TO TWO CARS. THOUGH REQUIRING UPDATING THROUGHOUT OFFERS SCOPE AND POTENTIAL TO CREATE A LOVELY HOME. CURRENTLY INTERNALLY OFFERS TWO BEDROOMS, WET ROOM, LOUNGE, KITCHEN. EPC - D \*SEE AGENTS NOTES\*



### 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 through Nanpean towards St Dennis, come past the car repair garage on the right and the property will be set back on the left hand side as you turn into Parklands. A board will be erected for convenience

### Entrance hall



Double glazed entrance door, central heating radiator, built in cupboard, doors to

### Sitting room

13'9" x 12'1" at maximum points (4.2 x 3.7 at maximum points)



Central heating radiator, double glazed window, chimney breast with electric fire.

### Bedroom One

14'5" x 9'2" (4.4 x 2.8)



Twin aspect room with two double glazed windows, central heating radiator.

## Bedroom Two

13'9" x 7'6" (4.2 x 2.3)



## Kitchen

12'1" x 7'6" (3.7 x 2.3)

central heating radiator, double glazed window, built in cupboard, range of floor and wall units, worktops, stainless steel sink unit, cooker panel point, door to:

## Lobby

door to outside , and through to additional store and boiler room

## Boiler Room

Worcester oil fired boiler

## Store Room

A useful storage area with power and light

## Wet Room

8'2" x 5'10" (2.5 x 1.8)

Low level WC, wash basin , Mira shower unit, wall heater, heated towel rail, double glazed window with obscure glazing.

## Outside



The property fronts onto Hallaze Road and benefits

from a good size garden laid mainly to lawn with hedge surround.

There is a pedestrian gate and path leading to the front door, with further gates from the road to a parking area for 1-2 vehicles.

To the side is a concrete area with washing line and this is where the oil tank for the property is located.



## 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.

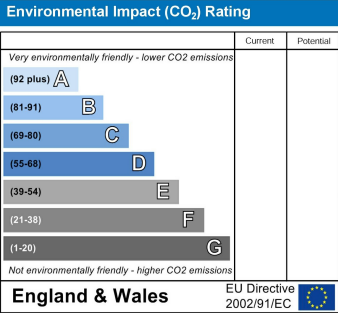
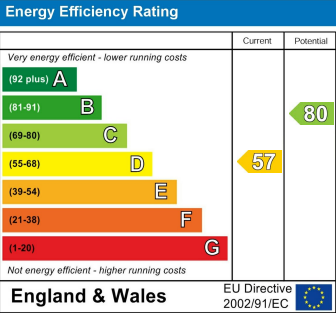
## Viewings

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](mailto:sales@maywhetter.co.uk)

## Agents Notes

Annual Service Charge of £278.88. This service charge is subject to annual review



GROUND 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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