



MAY WHETTER & GROSE

14 GROSE MEADOWS, ST DENNIS, PL26 8SG
GUIDE PRICE £225,000



A WELL SITUATED CHAIN FREE SEMI DETACHED HOUSE WITH TWO DOUBLE BEDROOMS, GARAGE AND OFF ROAD PARKING. THE PROPERTY OCCUPIES A CONVENIENT NO THROUGH ROAD SETTING WITH FURTHER BENEFITS INCLUDING CONSERVATORY, UPVC DOUBLE GLAZING THROUGHOUT AND ELECTRIC HEATING. WITH AN ENCLOSED SUNNY LOW MAINTENANCE REAR GARDEN. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS MUCH LOVED AND WELL PRESENTED HOME. EPC - D



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, 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. There are bus services from St Dennis to St Austell, Truro and Newquay.

Directions

From St Austell head towards St Stephen, passing through Trewoon, drive through High Street and then 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 Robartes Road. Turn left onto Whitegate and Grose Meadows is located on the left hand side of the road. The property is located on the right hand side of the no through 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 two inset obscure detailed glazed panels allowing external access into entrance hall.

Entrance Hall

11'8" x 7'4" (3.57 x 2.24)



Upvc double glazed window to right hand side of front door. Carpeted flooring. Carpeted stairs to first floor. Doors through to kitchen and lounge/diner. Door opens to provide access to the under stairs storage

void with carpeted flooring set within. Textured ceiling. Wall mounted night storage heater. Telephone point.

Kitchen

11'8" x 7'10" (3.58 x 2.40)



Upvc double glazed window to front elevation. Matching wall and base kitchen units. Roll top work surfaces, stainless steel sink with matching draining board and central mixer tap. Four ring electric hob with fitted extractor hood above and electric oven under. Space for washing machine and fridge/freezer. Vinyl flooring. Textured ceiling. Tiled walls to water sensitive areas.



Lounge/Diner

11'5" x 15'7" (3.49 x 4.76)



Upvc double glazed sliding patio door provides access through to conservatory. Further Upvc double glazed window to rear elevation overlooking the low maintenance and well stocked rear garden. Carpeted flooring. Textured ceiling. Two electric night storage heaters. Two television aerial points.

Conservatory

5'9" x 5'2" (1.77 x 1.60)



Upvc double glazed door to side elevation with upper inset glazing, the remainder of the right, rear and left elevations are in the form of sealed glazed units with high level opening windows to the rear and right hand side. Carpeted flooring. Polycarbonate roof. A useful addition to the property.



Landing

6'5" x 7'2" (1.97 x 2.20)

Upvc double glazed window to side elevation provides natural light. Door through to double bedrooms one, two and family bathroom. Additional door opens to provide access to the airing cupboard housing the hot water cylinder, with two immersion heaters (on peak and off peak) with further slatted storage facilities set within. Carpeted flooring. Textured ceiling. Loft access hatch, with loft ladder.

Family Bathroom

6'9" x 6'9" - maximum (2.06 x 2.07 - maximum)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece champagne bathroom suite comprising low level flush WC, pedestal hand wash basin and panel enclosed bath

with central mixer tap and fitted shower attachment. Tiled walls to water sensitive areas. Vinyl flooring. Wall mounted electric fan heater. Fitted extractor fan. Textured ceiling. Wall mounted light with electric plug in shaver point.

Bedroom Two

11'1" x 8'9" - maximum (3.39 x 2.67 - maximum)



Upvc triple glazed window to rear elevation enjoying an outlook over the low maintenance rear garden with high level hedging beyond providing a good degree of privacy. Wall mounted electric heater. Carpeted flooring. Textured ceiling. Door opens to provide access to a useful in-built wardrobe offering hanging and shelved storage options with continuation of carpeted flooring set within.

Bedroom One

12'0" x 9'8" (3.66 x 2.97)



Upvc double glazed window to front elevation. Wall mounted electric heater. Carpeted flooring. Textured ceiling. Telephone point. This room benefits from two in-built storage voids with a door to the left hand side upon entering providing access to a useful storage recess with second in-built wardrobe located to the right upon entering with shelved and hanging storage facilities and continuation of carpeted flooring set within.

Outside



Conveniently situated in a no through road within close proximity of amenities.

To the front of the property a bricked drive provides off road parking and access to the garage.

The rear garden is accessible via a gate to the right hand side of the property providing a hardstand walkway to the rear.

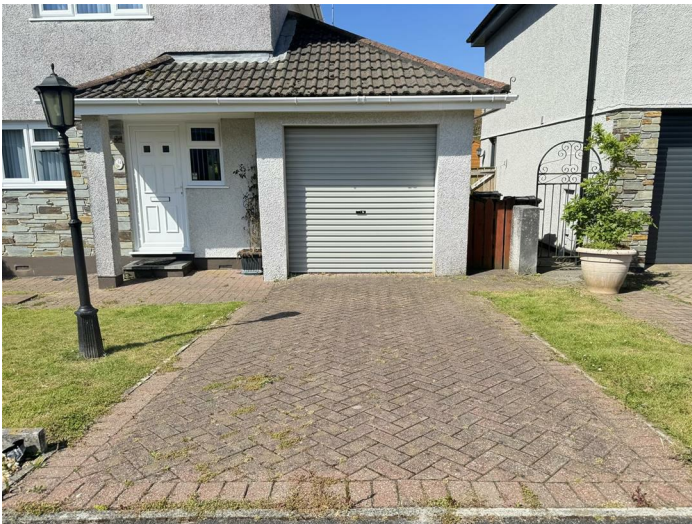
The front garden is laid to lawn and fronted with a pebbled planting area. The bricked driveway flows across the front of the property providing ease of access. There is a covered entrance providing shielding from the elements upon entering the property.



There is a street light in the centre of the front garden, a theme for the properties in this road.

Garage

18'1" x 8'10" (5.52 x 2.71)



Metal roller garage door provides vehicular access. Upvc double glazed door to rear elevation with upper obscure glazing. The garage benefits from light and power. The mains fuse box is housed in the garage. Eaves storage options. Telephone point. There is an outdoor tap located within the garage. This area is currently used to house the current owners chest freezer and tumble dryer.

As previously mentioned accessed via either the conservatory or via the wooden gate to the right hand side of the property is the enclosed low maintenance rear garden.

A mixture of levelled hardstanding areas and granite chippings. The boundaries are clearly defined with wood fencing to the right and left elevation with an established stone wall to the rear. To the rear of the property is a grass bank providing a great deal of privacy. The rear garden offers an array of evergreen planting and shrubbery and is well stocked.


Agents Note




The vendor advises the disused grass and stone bank to the rear of the property belongs to Railtrack. A Railtrack employee will check the bank on an annual basis.

Council Tax Band - B

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 (CO₂) 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	

89

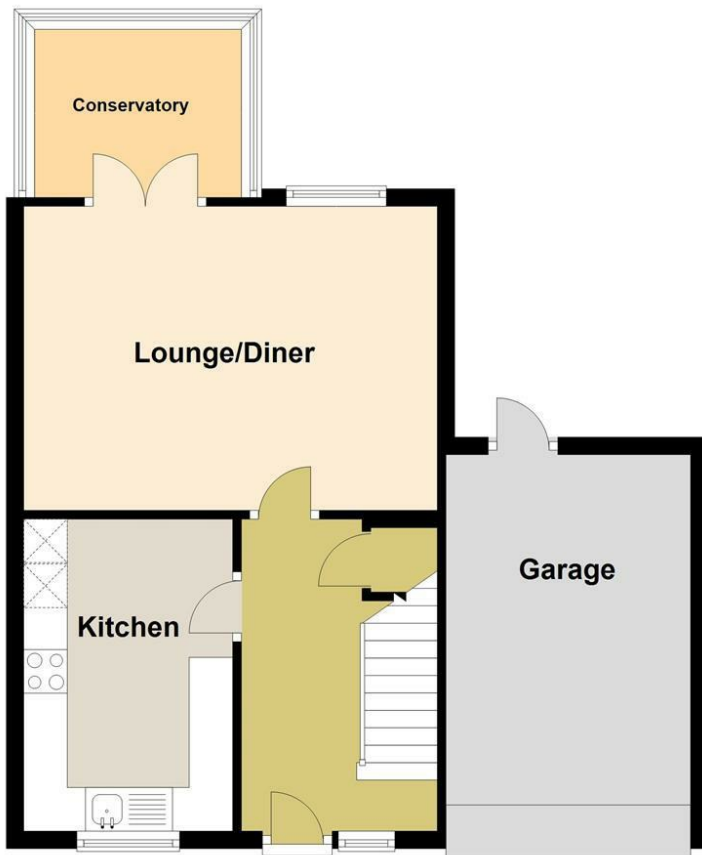
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89

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Ground Floor



First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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