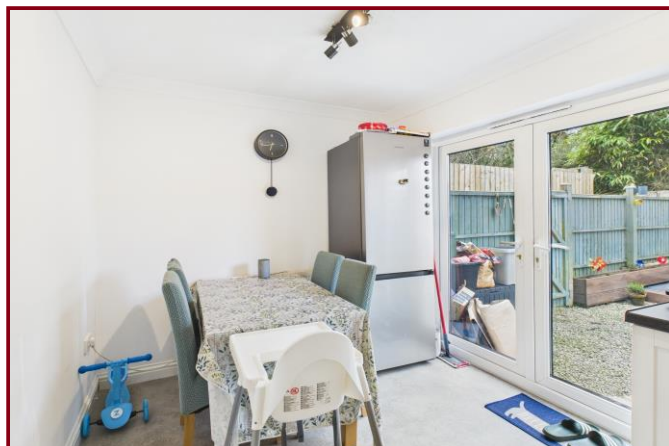




MAP estate agents
Putting your home on the map

**Church Mews,
Stithians, Truro**

**£315,000
Freehold**





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Property Introduction

Situated within the rural village of Stithians is this very well presented semi-detached family home, located in a non-estate position.

Believed to have been constructed in 2005, the property is ideally located for access to the local amenities of the village yet is within reasonable travelling distance to other towns such as Falmouth, Redruth and the city of Truro.

The accommodation comprises of an entrance porch, lounge, cloakroom, utility, kitchen/diner, whilst to the first floor are three bedrooms along with a family bathroom, all benefiting from double glazed windows and doors and an oil fired central heating system.

Externally to the rear is an enclosed garden with raised decking whilst detached from the property is a single garage.

Location

Stithians is a popular village with a vibrant local community located within a reasonable travelling distance to the maritime town of Falmouth and the city of Truro with its three spired cathedral, cobbled streets making it a popular destination for visitors and locals. Within the village itself local facilities include a Primary School, Public House, Doctors surgery and village shop that caters for day to day needs, cricket club and a village hall.

Being a rural village there are a number of country walks nearby as well as both north and south coasts within a reasonable travelling distance with their contrasting coastlines the north being popular for surfing and the south renowned for its excellent sailing waters.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

ENTRANCE PORCH

Double glazed window to front elevation and door opening to:-

LOUNGE 17' 5" x 11' 0" (5.30m x 3.35m) maximum measurements

Double glazed window to front elevation. Radiator. Staircase to first floor with understairs storage cupboard. Doorway giving access to:-

INNER HALLWAY

Access to:-

UTILITY ROOM 7' 9" x 5' 1" (2.36m x 1.55m)

Single stainless steel sink unit with mixer tap. Range of base and wall mounted storage cupboards. Plumbing for automatic washing machine. Part tiled walls.

CLOAKROOM

Pedestal wash hand basin with tiled splashback. Close coupled WC. Radiator and extractor fan.

KITCHEN/DINER 17' 5" x 7' 6" (5.30m x 2.28m)

Window to rear elevation and double doors giving access to the garden. Single sink unit with mixer tap, a variety of base and wall mounted storage cupboards, range of work surfaces, recess for cooker, stainless steel extractor fan, plumbing for dishwasher, radiator.

HALF LANDING

Access to:-

FIRST FLOOR LANDING

Radiator. Access to:-

BEDROOM ONE 14' 3" x 9' 7" (4.34m x 2.92m)

Two double glazed windows to front elevation. Radiator, laminated floor.

BEDROOM TWO 10' 5" x 8' 5" (3.17m x 2.56m)

Double glazed window to rear elevation and radiator.

BEDROOM THREE 8' 7" x 7' 2" (2.61m x 2.18m)

Double glazed window to rear elevation and radiator.

FAMILY BATHROOM

Concealed cistern WC, wash hand basin with double storage cupboard under and panelled bath with shower over. Part tiled walls. Extractor fan and heated towel rail. Double glazed window to rear elevation.

OUTSIDE

The property is approached via a private road and located on the right hand side. The front garden has a lawn with flower beds with pathway giving access to the front door. The rear garden is enclosed with a paved patio and access to a raised area of decking and within the garden is the oil fired boiler. A pedestrian gateway gives access to a lane which also leads to a locked enclosure which houses the oil storage tanks for the properties within the mews. Detached from the property is an:-

GARAGE (not measured)

Located in block with single up and over door.

SERVICES

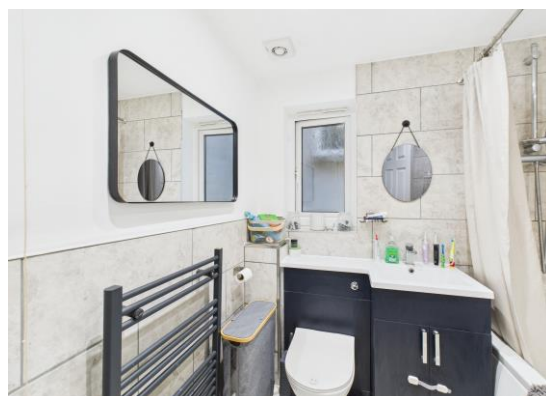
Mains drainage, mains water, mains electric. Oil heating.

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

DIRECTIONS

Upon entering Stithians turn right into Crelow Lane and continue to the end of the road and at the junction turn right where Church Mews is situated on the left hand side and a MAP For Sale has been erected for identification purposes. If using What3words:- champions.higs.repeated

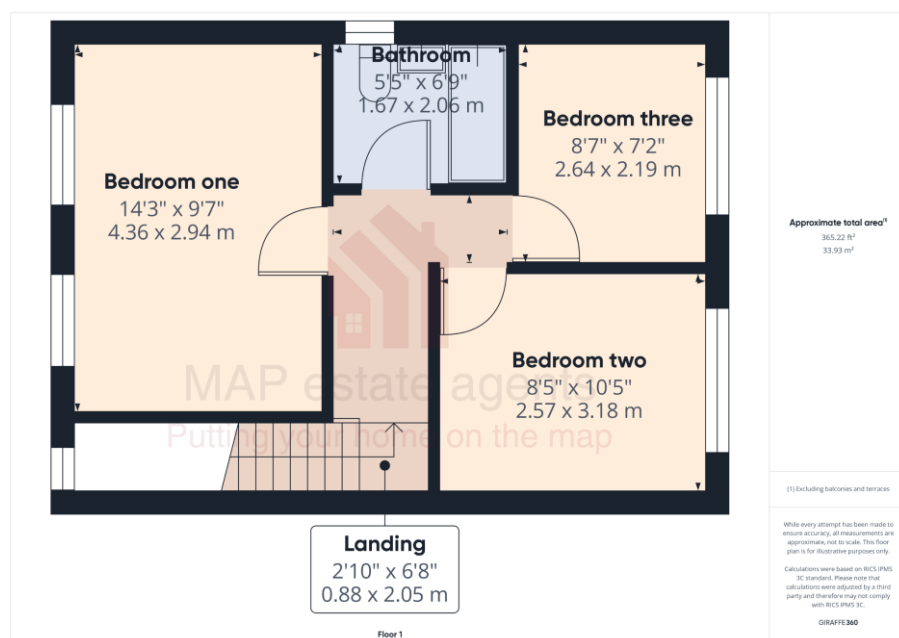
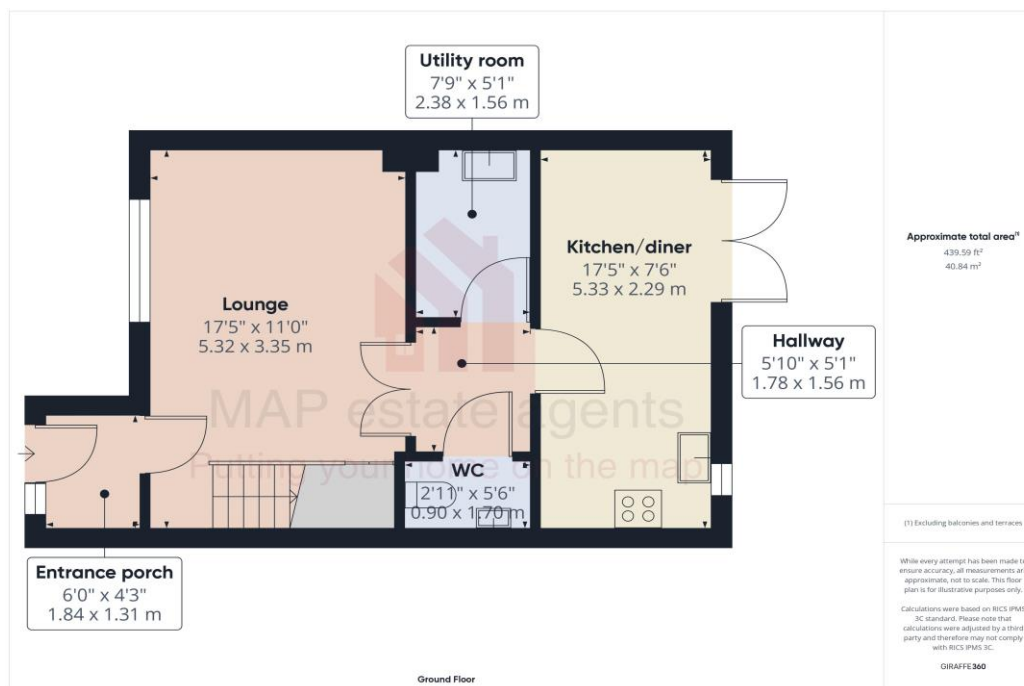


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- A modern semi-detached house
- Three bedrooms
- 17' Lounge
- Modern kitchen/diner with double doors to garden
- Utility room
- Ground floor cloakroom, first floor family bathroom
- Oil fired central heating system, double glazing
- Enclosed rear garden with decking
- Garage
- Ideal position for access to local village amenities



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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