



Trevarcoe, 10 Wellington Road

St. Dennis, St. Austell, PL26 8BN

Guide Price £275,000



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The Property and Surrounding Areas

Camel Coastal & Country is delighted to present this charming three-bedroom, two-reception room period home to the market.

Situated in the heart of this charming Cornish village, the property offers spacious family accommodation, including a living room, dining room, modern kitchen, and a bath/shower room. This home is truly move-in ready.

In addition to the internal living space, the property benefits from ample family parking and a generously sized rear garden.

St Dennis is a traditional Cornish village, ideally located for those wishing to explore Cornwall. The A30 is just a short drive away, as are St Austell, Cornwall's largest town, and Truro, the county's capital. The village provides many of your day-to-day necessities, including a shop, sub-post office, takeaway, pub, pharmacy, school, petrol station, and more.

Overall, this is an excellent home for families or those seeking a period holiday property in the heart of Cornwall.

Entrance Porch

4'1 x 3'10 (1.24m x 1.17m)

Entrance Hall

18'9 x 3'10 (5.72m x 1.17m)

Living Room

13'5 x 11'1 (4.09m x 3.38m)

Dining Room

11'7 x 10'9 (3.53m x 3.28m)

Kitchen

9'5 x 6'2 (2.87m x 1.88m)

Landing

Master Bedroom

13'0 x 9'8 (3.96m x 2.95m)

Bedroom Two

11'11 x 9'3 (3.63m x 2.82m)

Bedroom Three

9'4 x 7'7 (2.84m x 2.31m)

Bathroom

10'11 x 5'11 (3.33m x 1.80m)

Parking

There is driveway parking along the side and to the front of the property, providing space for four cars.

Gardens

The gardens at the rear of the property feature a spacious, well-maintained lawn, ideal for a home of this style. It offers the perfect setting for a family to enjoy outdoor activities and relaxation.

Directions

Sat Nav: PL26 8BN

What3words: ///released.travel.thundered

Tel: 01872 571454

For further information please contact Camel Coastal & Country

Property Information

Age of Construction: 1900
Construction Type: Stone and Block (Assumed)
Heating: Mains Oil
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: B
EPC: E
Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not

constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



Hybrid Map



Terrain Map



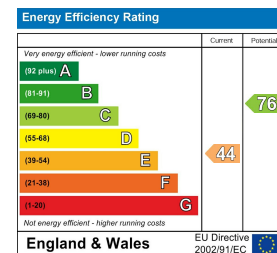
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.