

Burrows ESTATE AGENTS

16 Duke Street, St Austell, Cornwall. PL25 5PQ Telephone: 01726 77748 Fax: 01726 77749

Fore Street, St. Dennis, St. Austell, Cornwall, PL26 8AB



£135,000

- Available vacant possession, no ongoing chain
- 3 Bedroom end of terrace house situated within the heart of the rural village of St Dennis
- Walking distance to amenities
- Deceptively spacious accommodation
- Entrance porch, lounge/dining room, kitchen, dining area
- 3 Bedrooms, modern bathroom incorporating separate shower cubicle
- Double glazed
- Electric heating

This is a surprisingly spacious 3 bedroom end of terrace cottage, which cannot be appreciated from the outside, located within the heart of the rural village of St Dennis.

In brief the accommodation comprises of entrance porch, lounge/dining room, kitchen and dining area, 3 bedrooms and a modern bathroom incorporating separate shower cubicle. The property also has double glazing and night storage heating.

Situated within the heart of the rural village of St Dennis the property is within walking distance to a good range of amenities and provides easy access onto the A30 and beyond.

Accommodation

Entrance	Part-patterned glazed door to entrance porch.
Entrance Porch	Good immediate reception area with door to lounge.
Lounge	18' 0" x 11' 9" (5.48m x 3.58m) Maximum into recess. Good sized lounge/dining room with two night storage heaters and window to front and patterned glazed window rear. Door to kitchen.
Kitchen	12' 4" x 7' 3" (3.76m x 2.21m) Fitted with a range of base and wall units providing a good range of storage space with working surface over housing inset sink unit. Part-tiled walling adjacent, space and plumbing for washing machine and cooker space. Fridge/freezer space and window to front. Step up to dining area.
Dining area	8' 2" x 12' 7" (2.49m x 3.83m) Plus door to understairs storage cupboard. Good sized dining area with window and door to side and staircase to first floor.
First Floor	
Landing	Steps up to main bedroom and bathroom, door to bedroom 2 and 3. Night storage heater.
Bedroom 1	10' 1" x 9' 7" (3.07m x 2.92m) Plus wardrobes. Night storage heater and window to side.
Bedroom 2	10' 0" x 9' 8" (3.05m x 2.94m) Plus door to recessed storage cupboard. Window to front.
Bedroom 3	9' 8" x 8' 0" (2.94m x 2.44m) Night storage heater and patterned glazed window to rear.
Bathroom	12' 6" x 7' 10" (3.81m x 2.39m) Maximum including airing cupboard housing hot water cylinder. Fitted with a modern white suite comprising panelled bath with electric Mira shower over. Separate corner shower cubicle with acrylic backing, towel radiator and close coupled WC. Wash basin with vanity cupboard under and part-tiled walling. Extractor fan and patterned glazed window to front.

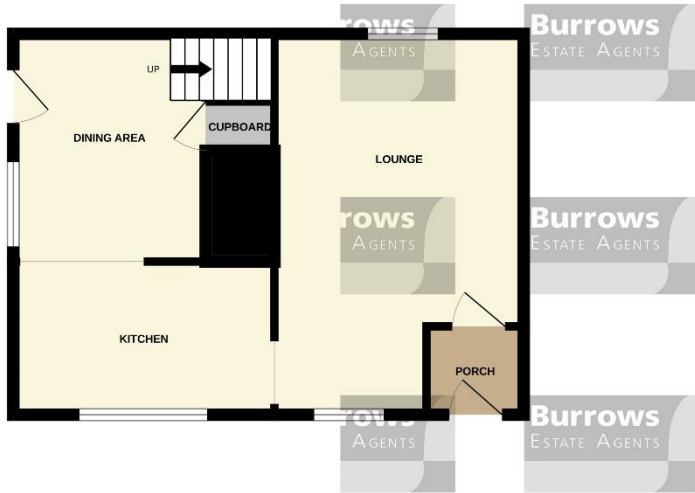
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Council Tax Band B correct as at February 2024

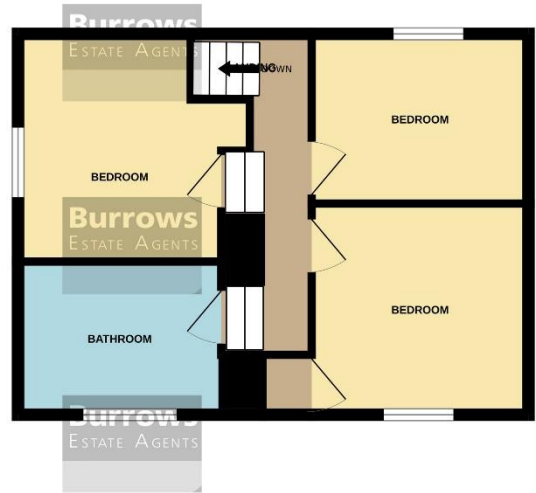
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

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.
Made with Metropix ©2024