

Trelavour Square, St. Dennis, St. Austell, Cornwall, PL26 8AR



£170,000

- Available with vacant possession, no ongoing chain
- End of terrace 3 bedroom cottage
- In need of some updating and improving
- Situated in popular rural village of St Dennis
- Entrance hall, lounge, dining room, kitchen, rear hallway
- 3 bedrooms, shower room
- Double glazed, electric night storage heating
- Hardstanding parking, garage (narrow access)
- Garden with utility room and old outside WC

A great opportunity to purchase a character cottage within the rural village of St Dennis offering surprisingly spacious accommodation and being within walking distance of the main village amenities.

In brief the accommodation comprises of entrance hall, dining room, lounge, kitchen and to the first floor are 3 bedrooms and a shower room. The property also has double glazing and night storage electric heating.

Outside the property does have hardstanding parking and a garage but this is approached via an unmade lane and with narrow access. The main garden is to the rear where there are flowerbed gardens with utility room and old WC.

Located within the heart of the village of St Dennis the property is within walking distance of a good range of amenities including Spar/Post Office, Fish and Chip shop, public house and local schooling. St Dennis is located close by to the main A30 which would provide excellent communication within the county and beyond as well as Newquay.

Accommodation

Front Entrance	Part patterned glazed door to hallway.
Hallway	Tiled flooring with staircase to first floor and sliding door to dining room.
Dining Room	9' 5" x 11' 0" (2.87m x 3.35m) Plus chimney recess. Electric night storage heater. Old fireplace and window to front. Door to lounge.
Lounge	14' 4" x 10' 6" (4.37m x 3.20m) Maximum into recess. Window to rear and door to inner rear hallway.
Rear Hallway	Tiled flooring, door to garden and door to kitchen.
Kitchen	10' 2" x 14' 1" (3.10m x 4.29m) Into recess. Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over with part-tiled walling adjacent and inset sink unit, ceiling beam features and window to rear.
First Floor	
Landing	Night storage heater, access hatch to roof space. Telephone point and doors to all three bedrooms and shower room.
Shower Room	8' 1" x 6' 3" (2.46m x 1.90m) Maximum including door to airing cupboard housing hot water cylinder. Suite comprising pedestal wash hand basin, close coupled WC and corner shower cubicle with Mira electric shower. Patterned glazed window to rear.
Bedroom 1	11' 7" x 10' 5" (3.53m x 3.17m) Plus door to built-in wardrobe. Electric wall mounted heater and window to rear.
Bedroom 2	11' 2" x 9' 2" (3.40m x 2.79m) Plus double doors to built-in wardrobe and door to walk-in wardrobe over staircase bulk head. Electric wall mounted heater and window to front.
Bedroom 3	10' 10" x 8' 0" (3.30m x 2.44m) Plus recess to side of chimney breast. Electric wall mounted heater and window to rear.
Outside	The front entrance is approached by a shared cobbled lane which gains access to the side of the property with a narrow approach for parking where there is a five bar iron gate and hardstanding parking for two vehicles. This gains access to the garage, steps lead down to the rear pathway where there is a flowerbed garden, greenhouse, old outside toilet and utility room.
Utility	6' 0" x 9' 0" (1.83m x 2.74m) Space and plumbing for washing machine, Belfast sink, single glazed window to front and door. Power connected.

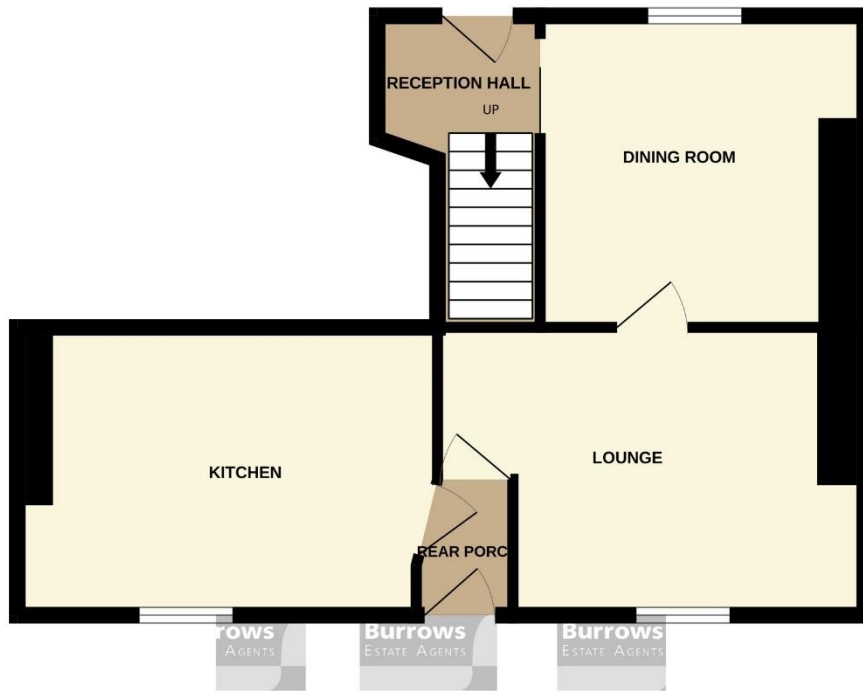
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Council Tax Band A correct as at January 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

