



Dabryn Way

St. Stephen

PL26 7PQ

Asking Price £160,000

- No Onward Chain
- Perfect For First Time Buyers
 - Off Street Parking
- Expansive Wrap Around Gardens
- Two Double Bedrooms
- Set Within A Popular Village Location
- Walking Distance To Schools And Shops
- Connected To All Mains Services
- Renovation Required
- Scan QR Code For Material Information



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Tenure - Freehold

Council Tax Band - A

Floor Area - 699.66 sq ft



Property Description

Millerson Estate Agents are thrilled to bring this spacious two double bedroom, end terrace property to the market. It is situated upon a corner plot, on the residential estate of Dabryn Way in the extremely popular village of St Stephen in Brannel. This home would make an ideal first time buyer property or as a great addition to an investment portfolio. The accommodation briefly comprises of a bright and airy entrance hallway with doors leading off to the lounge and kitchen whilst upstairs there are two spacious double bedrooms and bathroom. This home benefits from being sold with no onward chain and offers off street parking with wrap around gardens to the three sides. The property provides double glazing throughout and is heated via mainly night storage radiators. Viewings are advised to appreciate all that there is to offer.

Location

This property is located within the heart of the village of St Stephen in Brannel. Local amenities include a Doctor's surgery, a Parish church, Convenience Stores, a Post office, village pub, Café Pause (which is dog friendly), a Pharmacy, Launderette, Fish and Chip Shop and Chinese, as well as both primary and secondary schools – all of which are within walking distance of the property. There is a large recreational field which is handy for dog walkers and those interested in outdoor pursuits. The nearest bus stop is close by and provides access to neighbouring villages and towns including Newquay, Truro and Fraddon. The property is a short drive from St Austell town centre, offering a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools, colleges and numerous supermarkets. The picturesque historical port of Charlestown and the award-winning Eden Project are close by. The property is ideal for walkers being in close proximity to the historic Tregargus Valley, which boasts some stunning woodland walks. There are many activities taking place within the village which include a bowls club, pantomime society and many more.

Ground Floor

UPVC double glazed frosted door leading into:

Entrance Hallway

Double glazed window to the side aspect. Smoke sensor. Electric night storage radiator. Tiled flooring. Skirting. Doors leading to:

Kitchen

8'3" x 7'10" (2.54m x 2.39m)

Double glazed window to the rear aspect. Extractor fan. Consumer unit. Electric meter housed. A range of wall and base fitted units with roll edge worksurfaces with stainless steel sink with drainer and mixer tap. Partially tiled. Space for freestanding washing machine, fridge/freezer and oven/grill/hob. Ample power sockets. Under-stairs storage cupboard with built in timber shelving and double glazed window. Skirting. UPVC double glazed frosted door leading to the rear garden and parking area.

Lounge / Diner

17'2" x 12'0" (5.24m x 3.68)

Double glazed window to the front and rear aspects. Picture Rail. Electric night storage radiator. Ample power sockets. Broadband/Phone connection point. Skirting.

First Floor

Landing - Double glazed window to the side aspect. Extractor fan. Smoke sensor. Loft access. Electric night storage radiator. Doors leading to:

Bedroom One

14'10" x 8'5" (4.53m x 2.57m)

Double glazed window to the front aspect. Electric panel radiator. Various built in cupboards of which one housing the hot water tank. Ample power sockets. Skirting.

Bedroom Two

10'4" x 8'5" (3.16m x 2.59m)

Double glazed window to the rear aspect. Ample power sockets. Skirting.

Bathroom

9'6" x 5'4" (2.91m x 1.63m)

Double glazed frosted window to the rear aspect. Partially tiled. Bath with electric Aqua shower over. W/C. Wash basin. Electric night storage radiator. Skirting.

Externally

This property enjoys expansive wrap around gardens, mainly laid to lawn, to three sides with a purpose built outhouse and metal storage shed situated to the rear. There is a range of mature plants, shrubs and trees throughout with established hedging identifying boundaries.

Parking

There is ample off street parking with unrestricted, on street parking close by if required.

Services

The property is connected to mains water, electricity and drainage and falls within Council Tax Band A.

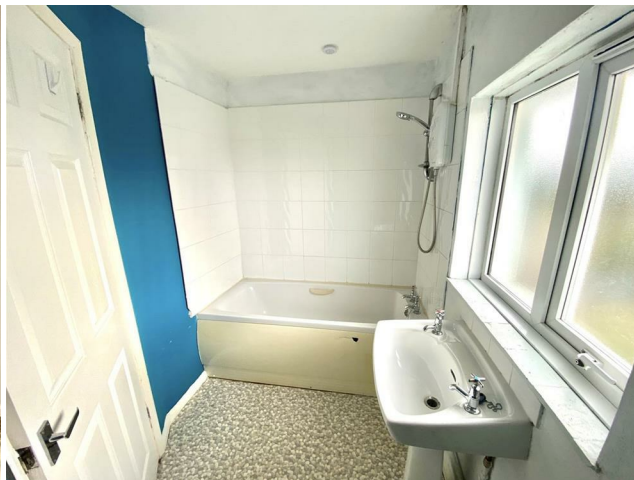
Agents Note

There is an annual service charge of £101.28 payable to Ocean Housing. *The service charge is subject to annual review.

As of April 1st 2025, the annual service charge will be increasing to £118.56

Directions

From St Austell, ascend Edgecumbe Road and through the villages of Trewoon and Lanjeth. Continue through High Street before descending the hill to St Stephen. As you come into the village you will pass Hawkins Peugeot Garage. Turn right onto Dabryn Way and continue along where



the property will then be on your left hand side and clearly identifiable with a Millerson sign. A member of the team will be there to meet you.

Material Information

Verified Material Information

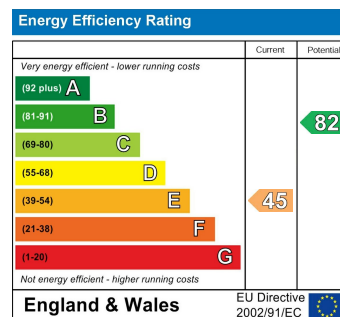
Council tax band: A
 Council tax annual charge: £1561.69 a year (£130.14 a month)
 Tenure: Freehold
 Property type: House
 Property construction: Standard form
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: None
 Heating features: Night storage
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
 Parking: Off Street
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: E

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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Please Speak to Our Lettings Area
Manager Lizzie Collins
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