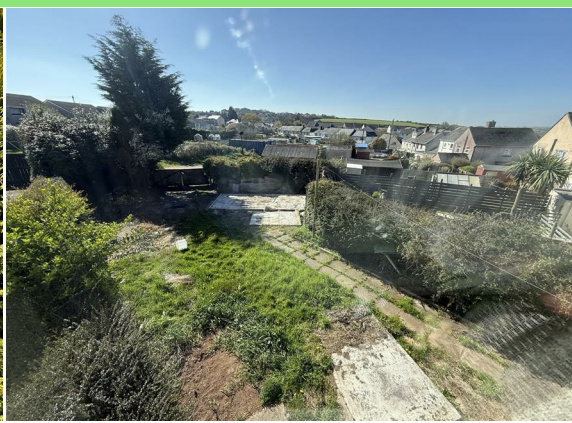




Creakavose
St. Stephen
St. Austell
PL26 7PA

Asking Price £140,000

- TWO DOUBLE BEDROOMS
- LARGE REAR GARDENS
 - REQUIRES GENERAL REFURBISHMENT
- POSSIBLE PARKING SPACE
 - KITCHEN/DINER
 - FRONT GARDENS
 - WORKSHOP
- WALKING DISTANCE OF VILLAGE CENTRE
- GREAT LOCAL SCHOOLS
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - sq ft



PROPERTY

A two double bedroom semi-detached home with a large rear garden, possible parking and located a short walk from the village centre and all the range of local facilities including schools, shops and selection of eateries and takeaway outlets. Accommodation comprises entrance hall, sitting room, kitchen/diner, and on the first floor is two double bedrooms and bathroom. Outside to the front is an open plan garden, and to the rear is a real Gem of a large level enclosed garden with an block outbuilding.

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.

ACCOMMODATION COMPRISES

Measurements are approximate

ENTRANCE HALL

Front door, night storage heater, stairs to first floor, window to side aspect.

SITTING ROOM

10'6" x 10'3" (3.22m x 3.14m)

Night storage heater, double glazed window to front aspect, power points.

KITCHEN/DINER

17'3" x 12'5" (5.26m x 3.79m)

L-Shaped room with a range of kitchen units and wall units, two double glazed windows to rear aspect, single drainer steel sink unit, space for cooker, space for fridge, understairs pantry cupboard.

FIRST FLOOR LANDING

Window to side aspect.

BEDROOM ONE

14'2" x 8'4" (4.32m x 2.55m)

Electric panelled radiator, double glazed window to front aspect, built in cupboard.

BEDROOM TWO

10'5" x 10'2" (3.20m x 3.11m)

Double glazed window to rear aspect, wall mounted electric heater, built in airing cupboard

BATHROOM

6'3" x 5'5" (1.92m x 1.67m)

Panelled bath with shower, low level WC, pedestal wash basin, double glazed window to rear aspect

OUTSIDE

The property sits on a good sized plot, to the front is an over grown lawn with mature shrubs, side a garden leading to the rear with a large rear level garden with concrete base for sheds and possible a garage and with possible rear access. This rear garden offers so much potential to extent the house subject to planning.

MATERIAL INFORMATION

Verified Material Information

Council tax band: A

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



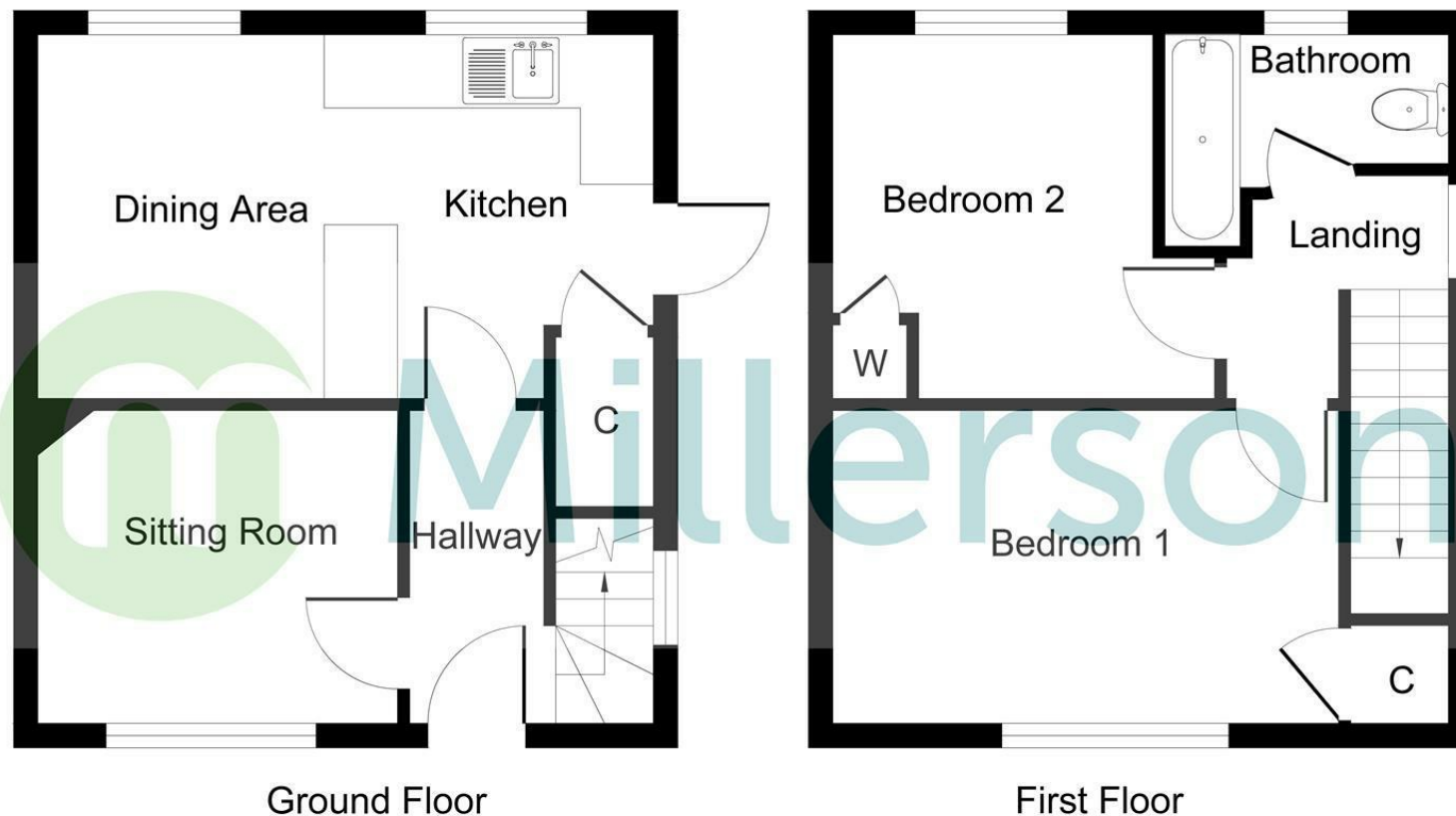
Heating features: Night storage
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good
 Parking: None
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: 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
 All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.

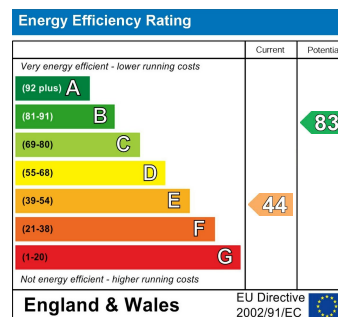
AGENTS NOTE

There appears that there is access from the rear unmade lane beside some allotments, but this has not been verified.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
Copyright V360 Ltd 2025 | www.houseviz.com



Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins
01726 72236

Contact Us

Millerson Estate Agents
5-6 Market Street
St Austell
Cornwall
PL25 4BB

E: st.austell@millerson.com

T: 01726 72289

www.millerson.com

Scan QR For Material Information



Scan me!

 **Millerson**
millerson.com