

CHY UGHEL, HENDRA ROAD, ST DENNIS PL26 8EH

3 BEDROOM VERSATILE PROPERTY

For those looking for a versatile property in a village location, this fantastic property offers spacious accommodation over 4 floors with conversion potential!

In brief the property comprises:

Entrance Hall, Lounge/Diner, Kitchen, 3 Bedrooms, Bathroom, Cloakroom, Utility Room, Generous Garage. The property also benefits from uPVC double glazing, parking and a rear garden and is ideally located close to amenities and accessible for the A30.

**AVAILABLE WITH NO ONWARD CHAIN
EARLY VIEWING RECOMMENDED**

Key Features

3 Bedrooms

Versatile Layout

Newly Fitted Kitchen
PLUS Utility

Integral Garage with
Annexe Potential

Driveway Parking

Village Location

No Onward Chain

About the Property and Location

This versatile property with accommodation over 4 floors offers superb potential. To the lower ground floor is a generous garage, cloakroom and utility, ideally suited to create a self-contained annexe (subject to permissions). This property has so much to offer and would suit a variety of buyers and we encourage an early viewing. St Dennis is a thriving village offering a good range of amenities including school, church, convenience store, chemist, hairdressers and public house. The village is on a bus route for the north and south coasts, ideal for the beaches and town of Newquay on the north coast and on the south coast the picturesque village of Mevagissey and the historic port of Charlestown. The market town of St Austell is approximately 7 miles and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance

Steps from the parking give access to the uPVC double glazed entrance door with glazed side panel into the entrance hall. Stairs down to the lower ground floor giving access to the garage, utility room and cloakroom. Glazed panel door to:

Lounge/Diner

18' 8" x 13' 9" (5.7m x 4.2m) max

A generous size with good natural light from the uPVC double glazed window to the front. Ceiling and wall lights. Two electric heaters*. Glazed door to:

Kitchen

10' 10" x 9' 6" (3.3m x 2.9m)

A contemporary and stylish kitchen with a range of wall, base, drawer and pan drawer units in soft cream with wood effect worktops over which continues into the splashback, providing an elegant and practical finish between the wall and base units. The kitchen also benefits from top of the range of built-in appliances including a Whirlpool eye level double oven plus microwave, Whirlpool induction hob with sleek tempered glass extractor, built-in Whirlpool dishwasher, space for fridge/freezer. Composite one and a half bowl sink. uPVC double glazed window overlooking the garden. Tile effect vinyl flooring. Ceiling spotlights. Glazed door to the rear hall.

Rear Hall

Cloaks cupboard. Stairs to first floor. uPVC double glazed door to the rear garden.

First Floor Landing

White panel doors to two bedrooms, bathroom and airing cupboard housing the water tank. Night storage heater. White ballustrade and stairs to second floor bedroom. uPVC double glazed window to the side elevation.

Bedroom

13' 9" x 10' 2" (4.2m x 3.1m)

uPVC double glazed window to the front elevation. Electric heater*.

Bathroom

9' 2" x 7' 3" (2.8m x 2.2m) irregular shape

A stylish bathroom with suite comprising corner bath, low level WC and pedestal wash-hand basin. Walk-in shower. Heated towel rail. Majority tiled walls. Tiled floor. Ceiling light and extractor fan.

Bedroom

11' 6" x 8' 6" (3.5m x 2.6m)

uPVC double glazed window overlooking the garden. Built-in storage cupboard. Electric heater*.

Bedroom

17' 9" x 10' 6" (5.4m x 3.2m)

Stairs up from the landing lead to a bedroom with white panel door. Previously the attic, the room has been converted with relevant permissions. uPVC double glazed window to the rear elevation. Built-in storage and eaves storage cupboards. Restricted head height to some areas. Electric heater*.

Lower Ground Floor

Hallway with tiled floor. Electric heater*. Doors to utility, cloakroom and garage.

Cloakroom

Low level WC. Wash-hand basin. Part-tiled walls. Tiled floor. Ceiling light and extractor fan.

Utility

7' 3" x 5' 11" (2.2m x 1.8m)

Wall and base units with worktops over incorporating single bowl stainless steel sink. Space and plumbing for a washing machine. Space for a tumble dryer. Light and extractor fan.

Garage & Parking

18' 8" x 13' 9" (5.7m x 4.2m)

Electric door. Power and light. Potential for conversion to an annexe. Parking to the front.

Exterior

Steps lead up to the entrance. To the rear is a sunny aspect enclosed garden with lawn and a paved seating area. Timber shed. An attractive background of neighbouring established trees and shrubs provides an attractive backdrop to the garden.

Additional Information

EPC 'E'

Council Tax Band 'B'

Services – Mains Electric, Mains Drainage

Electric Heaters - *New heaters being installed

Property Age - 1989

Tenure – Freehold

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange to view this property, please contact the office on 01726 73483.



Lounge/Diner



Kitchen



Landing



Bedroom



Bathroom



Attic Bedroom

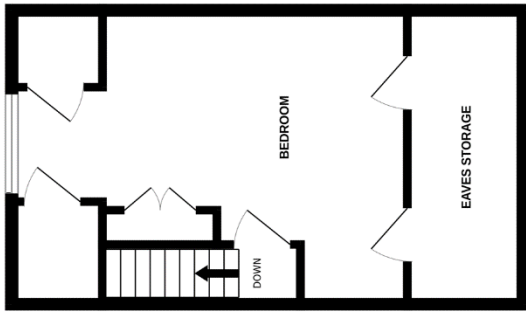


Cloakroom/Utility/Garage Access

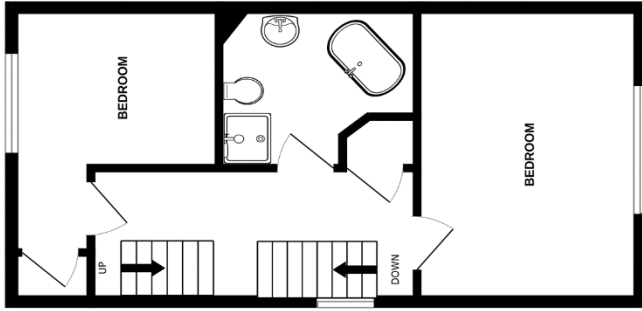


Garden

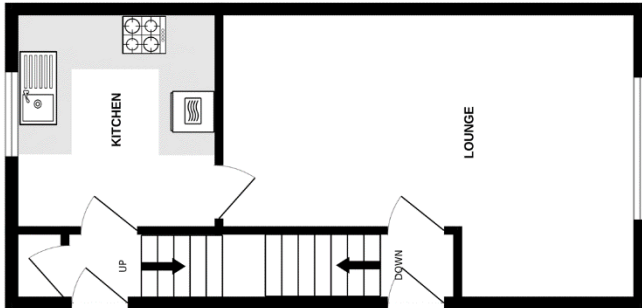
3RD FLOOR



2ND FLOOR



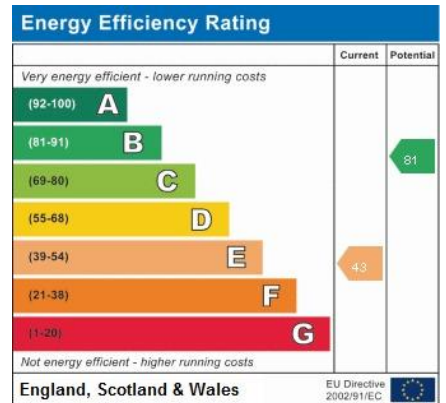
1ST FLOOR



GROUND 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.
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