



## **FORE STREET ST STEPHEN PL26 7NS**

### **3 BED MID-TERRACE HOUSE**

Welcome to this appealing 1900 granite house, available with no onward chain and situated in the popular village of St Stephen, just a short walk from village amenities and school and conveniently located for both the north and south coasts and the A30.

In brief the property comprises:

Entrance Porch, Hallway, Lounge, Kitchen/Diner, Utility, Cloakroom, 3 Bedrooms and Bathroom. Available with no onward chain, this well-proportioned property also benefits from a multi-fuel burner, level garden and workshop.

**EARLY VIEWING RECOMMENDED**

**\* NO ONWARD CHAIN \***

### **Key Features**

3 Bedrooms

Cloakroom PLUS  
Utility

Generous Kitchen/Diner

Bathroom

Front & Rear  
Gardens

Workshop

New Roof & Cavity  
Insulation

## About The Property and Location

St Stephen is a highly-regarded village with a good range of facilities including coffee shop, recreation ground, convenience stores, church, public house, community centre, chip shop, junior and senior schools and for the thespians, a well-supported pantomime society, oh yes it is! The market town of St Austell is just 5 miles distant 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, as well as junior and secondary schools and further education College. A short distance from the town is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Entrance Porch

uPVC double glazed door. Door to storage/cloaks cupboard with consumer unit and shelving. Glazed door with glazed side panel into:

### Hallway

White panel doors to lounge and kitchen/diner. Stairs to first floor.

### Lounge

**12' 2" x 11' 6" (3.7m x 3.5m)**

uPVC double glazed window to the front elevation. Wood surround with multi-fuel burner.

### Kitchen/Diner

**13' 9" x 11' 10" (4.2m x 3.6m)**

A spacious room with a range of modern oak wall, base and drawer units with worktops over incorporating a one and a half bowl sink. Built-in fridge/freezer (2 yrs old). Slot in gas cooker (LPG) with stainless steel extractor over. uPVC double glazed window to the rear. Vinyl flooring. Night storage heater. Generous understairs storage cupboard with shelving (potential to remove if desired to provide further space). Glazed door to utility room.

### Utility Room

**8' 10" x 4' 11" (2.7m x 1.5m)  
(plus recess)**

uPVC double glazed window and uPVC double glazed door to rear. Base unit with worktop over with space and plumbing for a washing machine and tumble dryer/dishwasher with a further recessed storage area. Vinyl flooring. Door to:

### Cloakroom

Glazed window to side. Low level WC.

### First Floor Landing

Generous landing with white balustrade. Door and step down to the bathroom. Doors to 3 bedrooms. Access to the boarded and insulated loft with ladder. PIV system.

### Bathroom

**11' 6" x 5' 3" (3.5m x 1.6m)**

uPVC double glazed window to the rear. Bath with shower over. Low level WC. Pedestal wash-hand basin. Airing cupboard with shelving and housing the water tank. Majority tiled walls. Vinyl flooring.

### Bedroom 1

**12' 2" x 11' 2" (3.7m x 3.4m)**

uPVC double glazed tilt and turn window to the rear elevation.

### Bedroom 2

**12' 2" x 12' 2" (3.7m x 3.7m)**

**max into door recess**

uPVC double glazed window to the front elevation.

### Bedroom 3

**9' 2" x 8' 6" (2.8m x 2.6m)**

uPVC double glazed window to the front elevation. Built-in cupboard/wardrobe.

### Exterior

To the front of the property is a path with an area of lawn and steps to the entrance door. To the rear there is a pathway leading to a patio seating area, an area of lawn with shrub borders and continuing to the outbuilding/workshop with wood store to the rear.

### Outbuilding/Workshop

**13' 9" x 11' 6" (4.2m x 3.5m)**

Windows to the front and side. uPVC double glazed door. Power and light.

### Parking

No allocated parking with the property, however there is an informal agreement with the social club opposite to permit parking for the terrace of houses. (Info supplied by the vendor).

### Additional Information

**EPC 'D'**

**Council Tax Band 'B'**

**Services** – Mains Electric & Drainage, LPG (cooker)

**New Roof** – Jan 2017

**Mundic Test** – 2007 Pass and Mortgageable

**Cavity Insulation** - 2004

**Construction** - Granite

**Property Age** - 1900

**Tenure** – Freehold

**What 3 words** – ///picture.orchestra.bluffing

### Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view or require any further information, please contact us on 01726 73483.

### Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.





**Entrance Hall**



**Lounge**



**Kitchen/Diner**



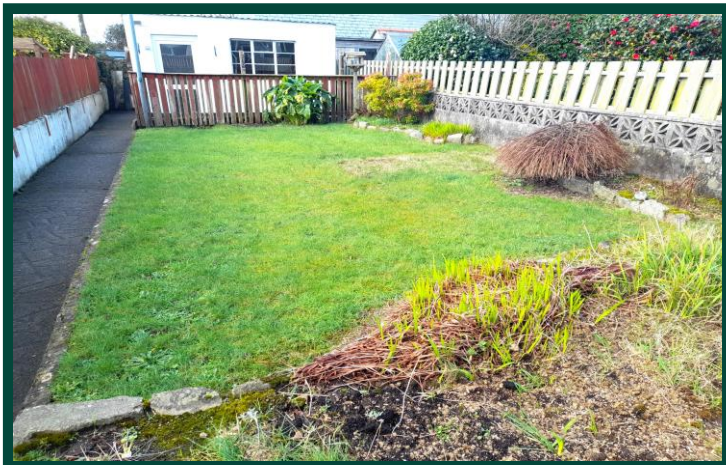
**Utility Room**



**Bedroom 3**



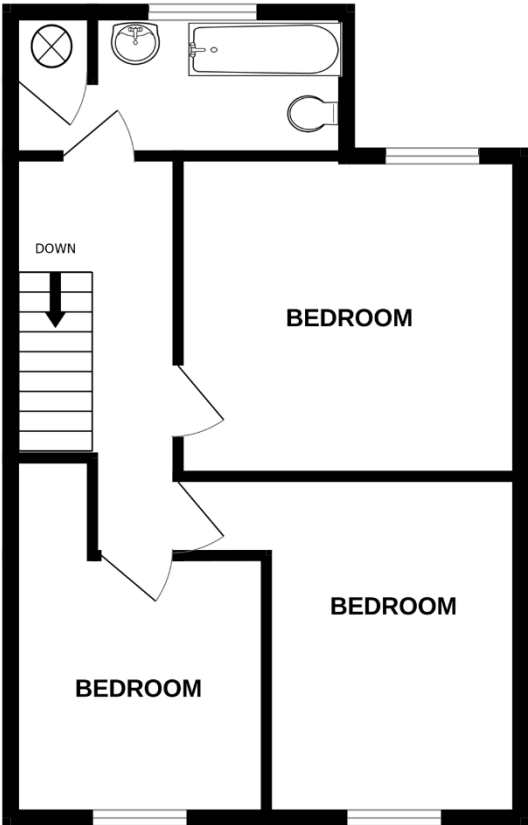
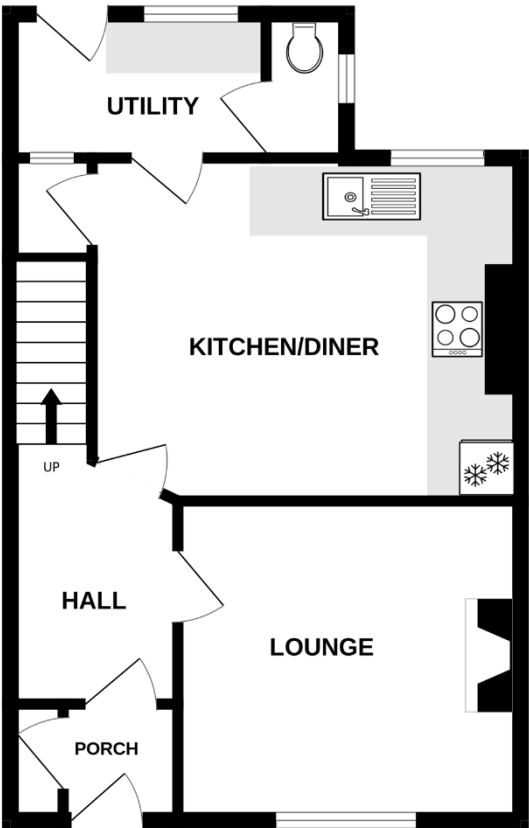
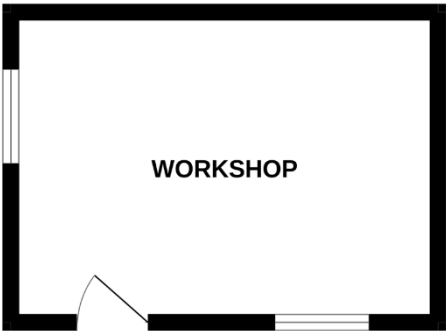
**Bathroom**




**Garden with Workshop**



**Rear Elevation**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		<b>87</b>
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	<b>58</b>	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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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