



Key Features

Section 106
Mid-Terrace

Lounge

Kitchen/Diner

2 Bedrooms

Bathroom and
Cloakroom

Enclosed Garden

Allocated Parking

CLEAVERS WAY STENALEES PL26 8NY

2 BEDROOM TERRACED HOUSE SECTION 106

A superb opportunity to purchase under the Section 106 Scheme.

Situated in the traditional village of Stenalees, this 2 bedroom house comprises of a lounge, kitchen/diner, downstairs cloakroom, 2 bedrooms and bathroom. The property also benefits from an enclosed level garden, allocated parking and solar panels.

With a section 106 agreement in place, this property gives buyers the opportunity to take the first step onto the housing ladder.

VIEWING RECOMMENDED

About The Property and Location

Situated on a no-through road, this 2 bedroom S.106 property is located on a small development with easy access to the A30 via the new A391 link road. Stenalees has a community hall and primary school and the neighbouring village of Bugle offers good day-to-day shopping facilities including a co-op, village store, hairdressers and take away establishments. The market town of St Austell is approx. 3 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. Just 5 miles distant is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, a popular location, due to the beautiful setting and quality restaurants.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance

Composite entrance door.

Cloakroom

Low level WC with wash-hand basin. uPVC double glazed window. Solar panel inverter.

Lounge

17' 1" x 14' 1" (5.2m x 4.3m) max incl. stairs

uPVC double glazed window to the front. Infra-red heaters. Laminate flooring. Stairs to first floor with wood balustrade. Understairs storage cupboard. Wood framed opening to:

Kitchen / Dining Area

14' 1" x 8' 6" (4.3m x 2.6m)

uPVC double glazed French doors giving access to the rear garden. uPVC double glazed window. Range of wall and base units in maple effect with worktops over incorporating a stainless steel sink and drainer. Built-in oven and hob with extractor over. Space and plumbing for a washing machine and tumble dryer. Part-tiled walls. Inset ceiling spotlights. Laminate flooring.

First Floor Landing

Access to an insulated and boarded loft. Built-in airing cupboard with hot water tank and solar controls. White panel doors to both bedrooms and bathroom.

Bedroom One

12' 6" x 10' 10" (3.8m x 3.3m)

uPVC double glazed window to the front elevation. Electric panel wall heater. Built-in wardrobe with bi-fold door. Infra-red heater.

Bedroom Two

8' 10" x 8' 2" (2.7m x 2.5m)

uPVC double glazed window to rear elevation. Infra-red heater with mirror.

Bathroom

uPVC double glazed window to the rear elevation. Bathroom suite in white comprising bath with electric shower over, low level WC and wash-hand basin. Vinyl flooring.

Rear Garden

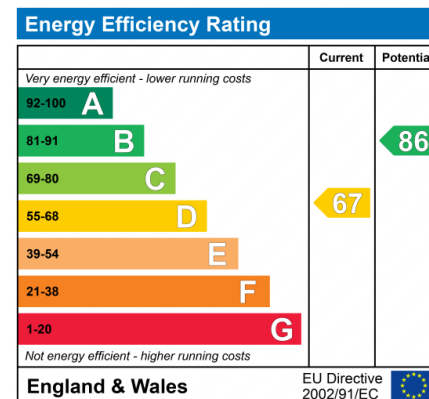
An attractive level garden with wood fencing, an area of lawn and patio, with pedestrian gate to a rear walkway.

Parking

1 Allocated parking space to the front.

Additional Information

EPC 'D'



Council Tax Band 'A'

Services – Mains Electric, Mains Drainage

What 3 words -

Property Age - 2011

Tenure – Freehold

Management Fee - £80 pa for 2026

Solar Panels – Owned

What 3 words - ///bolts.braked.twitches

Section 106 Affordable Home

Tenure	Freehold
Full Value	£167,000
Percentage of Value	68.7%
Purchase Price	Fixed at £114,729

AGENTS NOTE

There are eligibility criteria for purchasing this Section 106 property and you will be asked to complete a form prior to a viewing.

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office 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 Area



Lounge



Kitchen/Diner



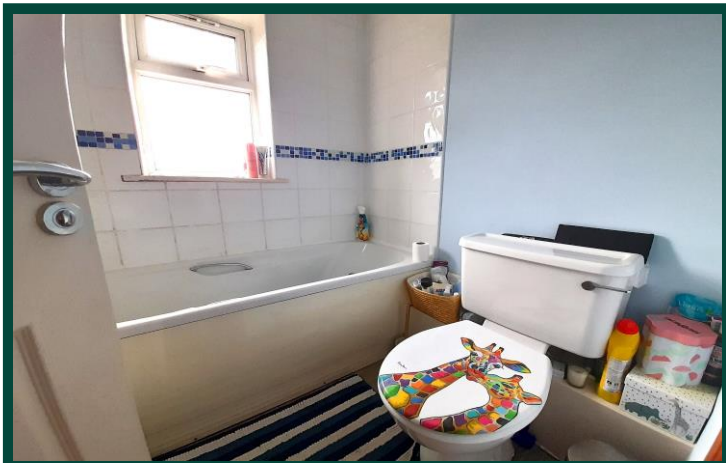
Kitchen/Diner



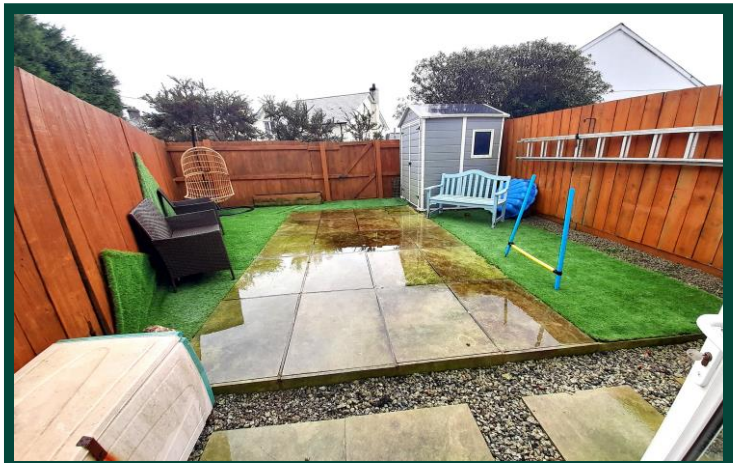
Bedroom 1



Bedroom 2

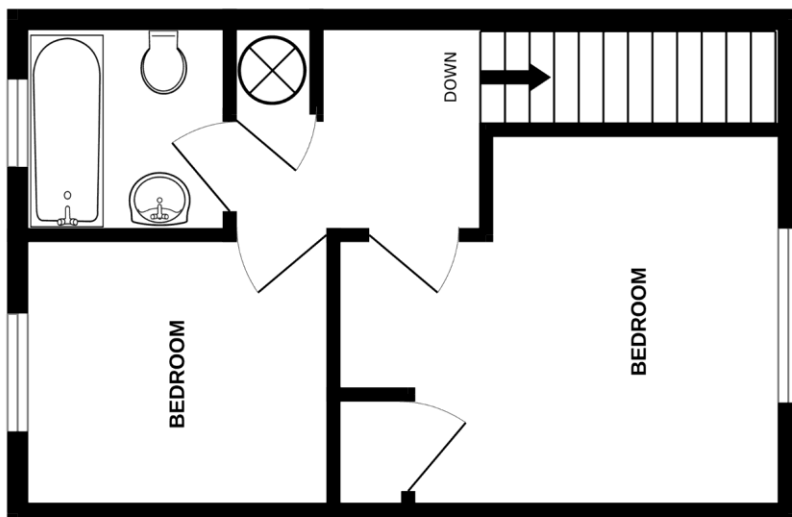


Bathroom

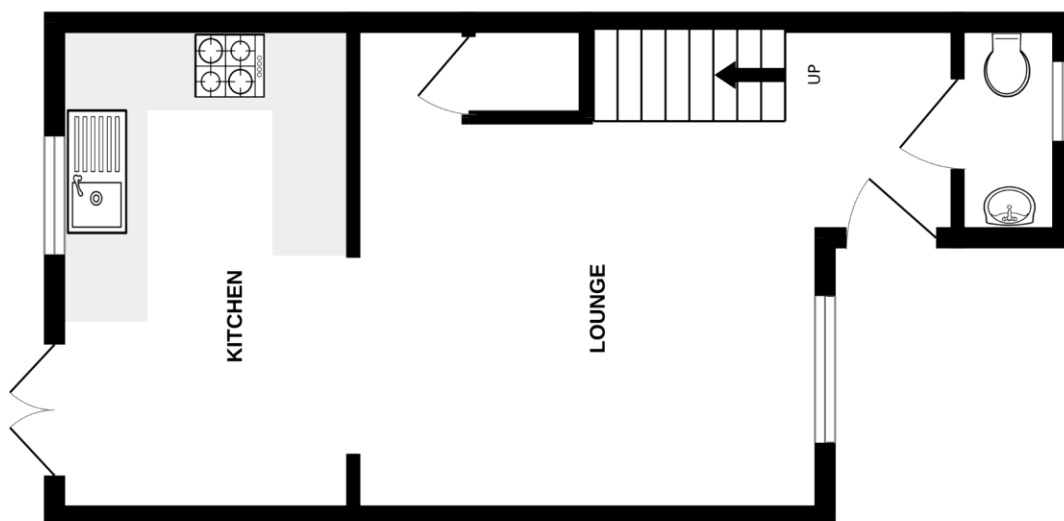


Garden

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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St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

ESTABLISHED 1865
Jefferys

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