

TRELAVOUR DOWNS, ST. DENNIS, ST. AUSTELL

Approx Gross Internal Area  
47 sq m / 503 sq ft



Ground Floor  
Approx 23 sq m / 248 sq ft

First Floor  
Approx 24 sq m / 255 sq ft

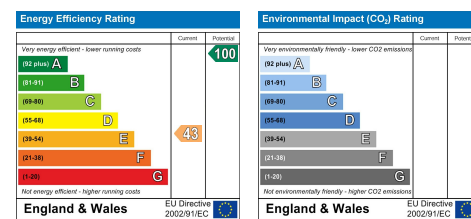
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

- Terrace Cottage
- Rear Garden
- No Onward Chain
- Character Features
- Two Bedrooms
- Parking
- Refurbishment Project
- Log Burner

ENERGY PERFORMANCE RATING



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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



BEECH COTTAGE TRELAVOUR DOWNS, ST. DENNIS, ST. AUSTELL, PL26 8AJ  
TWO BED CHARACTER COTTAGE FOR REFURBISHMENT

Beech Cottage is a two bedroom mid terrace character cottage in need of refurbishment. The property has parking and a rear garden and would be an ideal first time buy or investment property. Offered with no onward chain.

In all, the accommodation comprises:- open plan kitchen and living area plus bathroom on the ground floor and two bedrooms on the first floor. Parking is available to the front and garden to the rear.

EPC E - COUNCIL TAX BAND A - FREEHOLD

GUIDE PRICE £125,000

CONTACT US

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## THE PROPERTY

Beech Cottage is a two bedroom mid terrace cottage in need of refurbishment. Throughout there are many character features to enjoy such as slate window sills and exposed stonework. The property has parking and a rear garden and would be an ideal first time buy or investment property. Offered with no onward chain.

In all, the accommodation comprises:- open plan kitchen and living area plus bathroom on the ground floor and two bedrooms on the first floor. Parking is available to the front and garden to the rear.

## ST DENNIS

St. Dennis is a strong village community set within the china clay district of mid-Cornwall just over two miles from the A30 which is the arterial route providing access to the whole of the county. The village has a variety of amenities for everyday use, including a selection of shops, post office, chemist, garage and primary school etc. More extensive facilities are available in St. Austell, which is about eight miles away and the city of Truro with its shops and fine shopping centre is now within approximately twenty minutes driving distance. North and south Cornish coasts are virtually equidistant and the resort of Newquay is approximately ten miles away.

## ST AUSTELL

Approximately eight miles away is the town of St Austell, which offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its

restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles to the west.

## GROUND FLOOR

### ENTRANCE

In to:-

### LIVING AREA

16'3" x 9'4" (4.97 x 2.87)

Front door opens in. Stairs rise to the first floor. Log burning stove. Window to front.

### KITCHEN

10'11" x 5'0" (3.35 x 1.54)

Open plan within the living area. Eye and base level cupboards with worktops over. Electric hob and oven. Inset sink and drainer unit. Space and plumbing for washing machine. Door to rear.

### BATHROOM

5'2" x 6'0" (1.58 x 1.85)

Hand wash basin, bath with shower over, W.C.

### FIRST FLOOR

Landing with airing cupboard housing hot water tank and doors to:-

### MASTER BEDROOM

13'6" x 9'2" (4.13 x 2.80)

Window to front. Built in wardrobe.

### BEDROOM TWO

13'6" x 5'7" (4.13 x 1.71)

Window to rear.



## OUTSIDE

At the front of the property there is parking and a couple of steps and a low level gate lead down to the front door.

To the rear of the property there is a shared pathway that services the terrace and beyond that the garden for Beech Cottage that is mainly laid to lawn with a patio area at the end and bordered by fencing.

## SERVICES

Mains electric, water and drainage.

## COUNCIL TAX

Cornwall Council Tax Band A.

## EPC

Current - 43E  
Potential - 115A

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DIRECTIONS

Proceeding on the A30 east bound from Carland Cross roundabout take the exit signposted St. Dennis. Take the fourth exit at Highgate Hill Roundabout and then the first exit at the next roundabout and continue along the B3279. Continue straight onto Carne Hill and then turn left onto Trelavour Road. Continue along Trelavour Road, as you approach the top of the hill turn left and the property can be found at the bottom of the lane.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

