



**CORNISH
BRICKS**

24 Rectory Road, St. Stephen

Guide Price **£275,000**



24 Rectory Road

St. Stephen, St. Austell

BEAUTIFULLY PRESENTED, PERIOD PROPERTY, in a POPULAR VILLAGE LOCATION just a SHORT WALK from the VILLAGE AMENITIES & SCHOOL & CONVENIENTLY LOCATED for the A30, ST. AUSTELL, TRURO & NORTH COAST OF NEWQUAY

The property is DECEPTIVELY SPACIOUS, 2 RECEPTION ROOMS, LOUNGE WITH LOG BURNER, MODERN KITCHEN, 3 BEDROOM & LARGE REAR GARDEN.

**** NO ONWARD CHAIN ****

PROPERTY:

You enter into an entrance porch with a stain glassed window that takes you through to the hallway, which is very pretty with original tiled floor and staircase up to the first floor and door off to the living space.

You have a lounge with bay window to the front elevation, Log burner with wooden mantel and slate hearth and wooden style floors which opens into the dining room.

The dining room has French doors leading out to the garden, wooden style floors with plenty of space for a family dining table, large storage cupboard with electric and power with plumbing for washing machine and archway through to the kitchen.

The kitchen has a range of matching wall and base units, roll top work surfaces, freestanding oven and hob with extractor over, fridge/freezer, sink with draining board and central mixer tap and space with dishwasher. Side door out to rear garden.





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The first floor offers 3 bedrooms, 2 of which are double bedrooms one with built in wardrobes, the family bathroom has a window to rear elevation, hand wash basin, bath with fitted shower attachment and glass shower screen, heated towel rail. Separate W.C/cloakroom.

EXTERNALLY:

To the front the property you have a parking space, with steps up to the front door..

To the rear you have a generous garden, with an area laid to lawn, outbuilding to the rear, paved seating area with pagoda over, area laid to gravel with painted borders enclosed with stone walls and timber fencing and side access to the front.

LOCATION:

The village of St. Stephen is conveniently located which is what makes it so popular as you are just as short drive from the A30, wider facilities at Truro, St Austell & Fraddon and the stunning north coast of Newquay.

The property is within walking distance from wide range of village amenities including shop, post office, doctors surgery, community centre, church, public house, county primary school and Brannel secondary school.

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Nearby at the neighbouring village of Fraddon you will find Kingsley Village retail park which has a Next store, mountain warehouse, Marks & Spencer, boots, tk max, restaurants and petrol station.

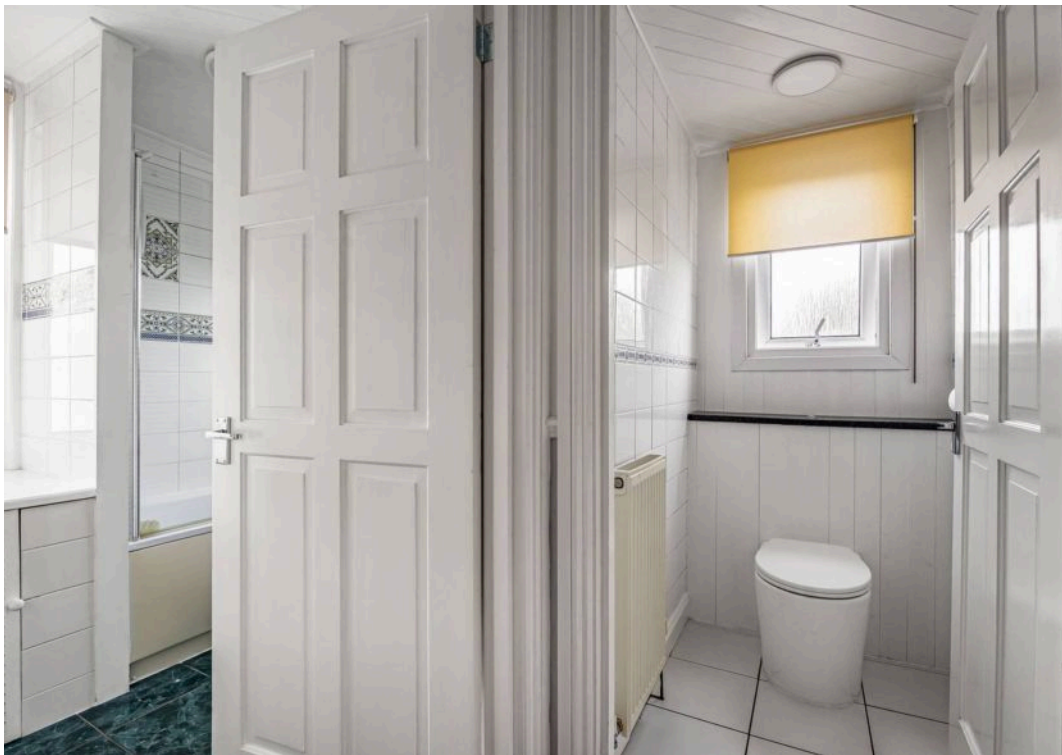
The property is situated within easy reach of the recently regenerated St Austell town centre and approximately 12 miles from the Cathedral City of Truro which offers an extensive range of shopping, educational and recreational facilities. The picturesque port of Charlestown and the award-winning Eden Project are within a short drive.

TENURE: Freehold

HEATING: Oil fired central heating and UPVC double glazing.

SERVICES: Mains water, drainage, and electricity.

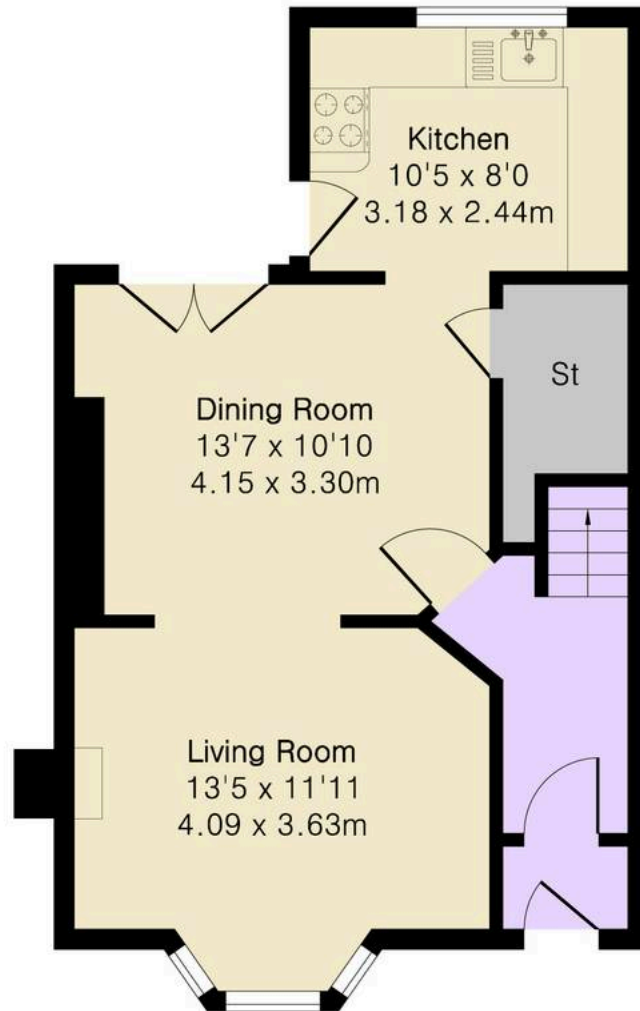




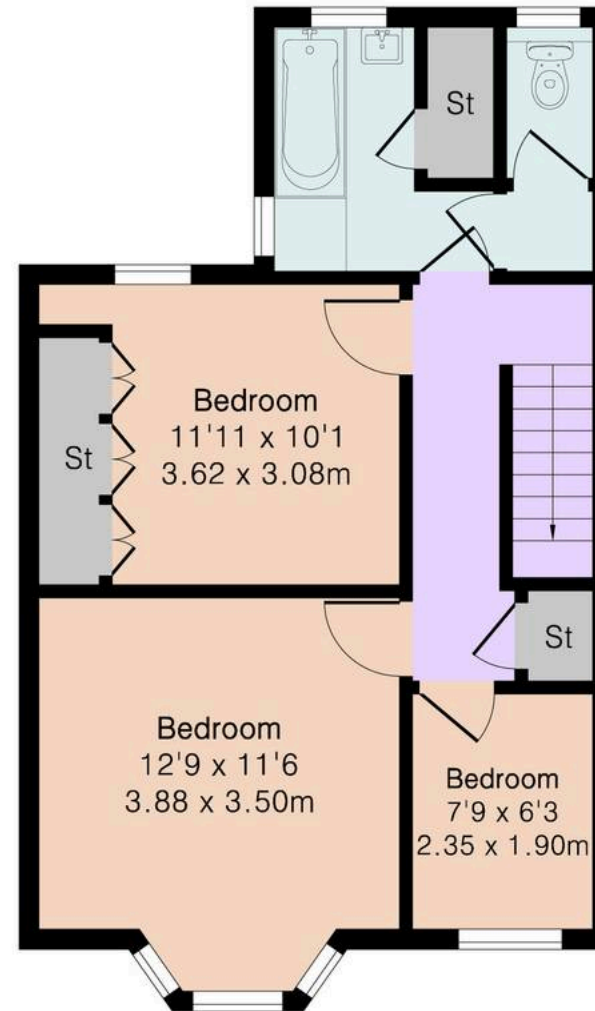
Approximate Gross Internal Area 964 sq ft - 90 sq m

Ground Floor Area 482 sq ft – 45 sq m

First Floor Area 482 sq ft – 45 sq m



Ground Floor



First Floor





Cornish Bricks

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