



MAY WHETTER & GROSE

**15 BOSCAWEN ROAD, ST DENNIS, PL26 8AP**  
**GUIDE PRICE £195,000**



OFFERED WITH NO ONWARD CHAIN SITUATED AT THE END OF A QUIET RESIDENTIAL CUL-DE-SAC A SHORT DISTANCE FROM THE HEART OF THE POPULAR VILLAGE OF ST DENNIS. WITHIN EASY REACH OF THE GOSS MOOR NATURE TRAILS AND MAIN A30, ENJOYING VIEWS OVER OPEN FIELDS TO THE SIDE IS THIS FAMILY RESIDENCE. OFFERING DRIVEWAY PARKING AND GARAGE, LOUNGE/DINER AND KITCHEN TO THE GROUND FLOOR, PATIO AND LAWNED REAR GARDEN WITH FURTHER STORAGE OUTBUILDING. THREE BEDROOMS AND MODERN BATHROOM TO THE FIRST FLOOR. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS FABULOUS OUTLOOK AND POSITION. EPC - E



## Location

The village of St Dennis is situated within easy access of the A30 and offers a range of amenities including a shop and post office, public house, doctors surgery, and primary school. St Austell town centre is situated approximately 7 miles away and offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The Eden Project and picturesque port of Charlestown are situated a short drive away. The town of Fowey is approximately 16 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 15 miles from the property. There are bus services from St Dennis to St Austell, Truro and Newquay.

## Directions

From Trelavour Road turn into Kellow Road, follow the road around and down past The Meadows turning on your left, taking the next left into Boscawen Road. Follow the road to the end and the property will be situated in the far left hand corner elevated back from the road. A board will be erected for convenience.

## Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

There is a handrail and steps with pathway across the front of the property with part obscure double glazed door and side panel opening through into entrance hall.

## Entrance Hall



Carpeted flooring and staircase to the first floor. Obscure glazed panel internal doors into downstairs living accommodation.



## Lounge/Diner

11'1" narrowing to 9'6" x 19'10" - max (3.38 narrowing to 2.91 x 6.05 - max)



Large double glazed window to the front with low display sill and double glazed french doors opening out onto the rear garden. Fixed glazed light panel with electric heater beneath.



## Kitchen

8'11" x 7'6" (2.73 x 2.30)



Finished with tile effect floor covering. Double glazed window with roller blind to the rear. Obscure glazed panel door opening out to the side access. Door into understairs storage housing the electric fuse box and meter. Kitchen itself comprises a range of cream gloss fronted base units with drawers, stone effect roll top laminated work surface incorporating four ring electric hob with extractor over and oven beneath. One and half bowl stainless steel sink and drainer with mixer tap. Further under unit space and plumbing for white good appliances. Electric heater.

## Side Access

The side access has been covered with glazed doors to both ends giving access front to rear. Tile effect floor covering.

## First Floor Landing



Stair case to first floor landing with large double glazed window with roller blind, enjoying an outlook over the fields next to the property. Loft access. Doors into all three bedrooms and one into bathroom. Electric heater.

## Bedroom

7'3" x 5'7" (2.22 x 1.71)



Double glazed window to rear with display sill. Carpeted flooring.

## Bedroom

9'11" x 8'7" (3.04 x 2.62)



Wall mounted electric heater. Large double glazed window to the rear.

## Bedroom

8'7" x 10'11" (2.63 x 3.35)



Large double glazed window to the front enjoying some fabulous far reaching views with electric heater to the side.

## Bathroom

6'7" x 8'6" - max (2.02 x 2.61 - max)



Comprising white suite of low level WC, hand basin with vanity storage beneath and bath with curved glazed shower screen and shower over. Large chrome heated towel rail. Polished stone effect tiled wall surround. Obscure double glazed window with roller blind and door into over stairs airing cupboard housing the water cylinder.

## Outside

To the front, at the end of the cul-de-sac there is a driveway with handrail and an expanse of open lawn to the front. Driveway leads to the garage and side entrance.

## Garage

8'0" x 19'0" (2.46 x 5.80)



Up and over door with both power and light. Tap. With latched timber door and window to the rear.



To the rear either from the rear side porch or from the double doors leading off the main living area out onto a paved patio with gentle steps up onto an area of open lawn with pathway that continues up to the top of the garden. To the right a useful good size storage facility.

## Council Tax Band - B

## Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

## Services

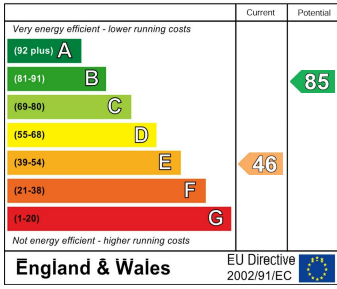
None of the services, systems or appliances at the property have been tested by the Agents.

## Viewings

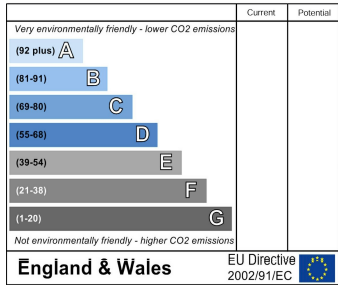
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

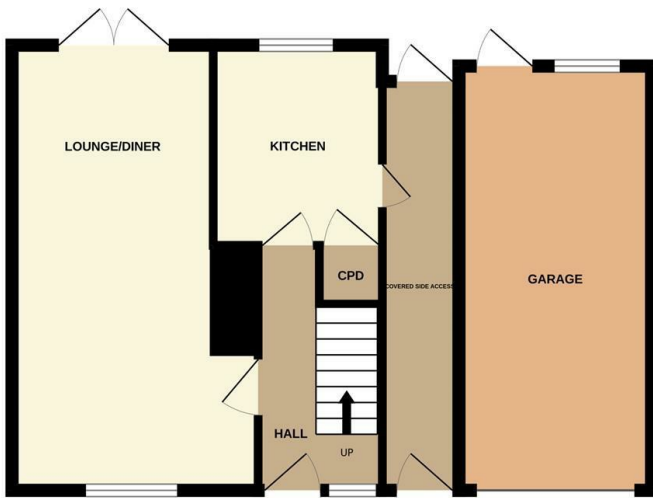




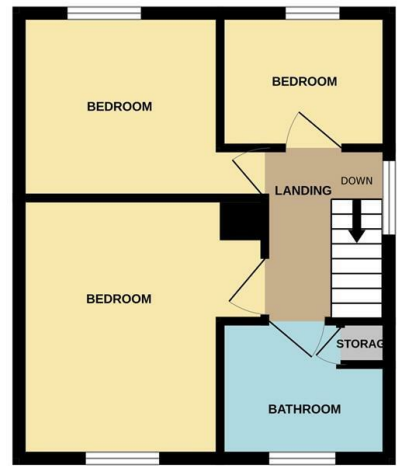




GROUND FLOOR



1ST 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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