



MAY WHETTER & GROSE

4 FORE STREET, NANPEAN, PL26 7YE

£130,000

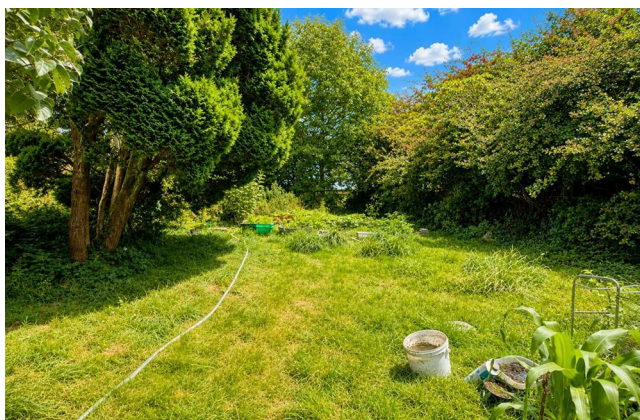


**** SALE AGREED ****

****CHAIN FREE****

A WELL POSITIONED, MID TERRACE HOUSE WITH TWO DOUBLE BEDROOMS AND EN-SUITE SHOWER TO PRINCIPLE BEDROOM. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT AND ELECTRIC HEATING. THE PROPERTY HAS BEEN UPDATED THROUGHOUT AND OCCUPIES A CONVENIENT SETTING WITHIN CLOSE REACH TO LOCAL AMENITIES. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED HOME.

****EPC - D****



Location:

Nanpean has a range of village amenities including primary school, shop and post office, and petrol station and is situated approximately 6 miles from St Austell town centre which offers a wide 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 picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 15 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 16 miles from the property.

Directions:

From St Austell. Head out of St Austell towards St Stephen, through the villages of Trewoon and Lanjeth. As you come out of Lanjeth there is a left hand bend leading down to St Stephen. On that bend turn right, sign posted Foxhole/Nanpean. Head through the village of Foxhole and out into Nanpean. At the bottom of the hill you will notice the primary school. Follow the road up and around to the right. You will notice the old public house on your right hand side, The property is located on the right hand side of the road in an elevated terrace opposite the villages millennium monument, located before the turning to Currian Road.

Accommodation:

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

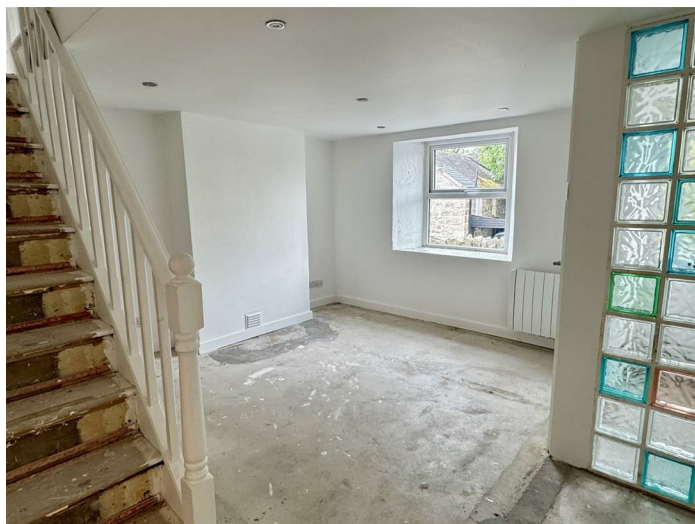
Entrance Porch:

5'5" x 3'3" (1.66 x 1.00)

Upvc double glazed door with frosted glazing allows external access into entrance porch. Focal coloured glass feature wall. Door through to lounge. High-level mains enclosed fuse box.

Lounge:

13'9" x 13'0" (4.21 x 3.98)



Upvc double glazed window to front elevation with deep sill. Stairs to the first floor. Wall mounted electric heater. Television aerial point. Opening through to kitchen.

Kitchen Diner:

13'10" x 8'4" (4.22 x 2.56)



Upvc double glazed window to rear elevation. Opening through to rear access. Wall mounted electric heater. Updated kitchen wall and base units. Square edged work surfaces. Stainless steel one and a half bowl sink with matching draining board and central mixer tap. Fitted electric oven with four ring buttonless hob above and fitted extractor hood over. Part wood clad walls. Space for additional kitchen appliances.



Bathroom:
6'0" x 5'1" (1.85 x 1.57)



Upvc double glazed window to side elevation with obscure glazing. Low-level flush WC and ceramic hand wash basin. Space for shower or bath to be installed.



Landing:
6'9" x 2'3" (2.08 x 0.70)
Doors to bedrooms one and two.

Bedroom One:
13'10" x 10'0" (4.22 x 3.06)



Upvc double glazed window to front elevation. Door through to en-suite shower. Wall mounted electric heater.

Rear Access:
7'1" x 5'0" maximum (2.17 x 1.54 maximum)



Upvc double glazed door with upper obscure glazing provides access to the enclosed rear courtyard. Door through to ground floor bathroom. Loft access hatch



Bedroom Two:

13'11" x 8'8" maximum (4.26 x 2.66 maximum)



Upvc double glazed window to rear elevation. Wall mounted electric heater. Twin louvre doors open to provide access to a useful inbuilt storage void.

En-Suite:

6'6" x 4'5" maximum (2.00 x 1.37 maximum)



Updated en-suite with low level flush WC, pedestal hand wash basin with central mixer tap and fitted shower enclosure with glass shower door. Wall mounted mains fed shower. Tiled walls to water sensitive areas. Fitted extractor fan. Fitted mirror. Loft access hatch.

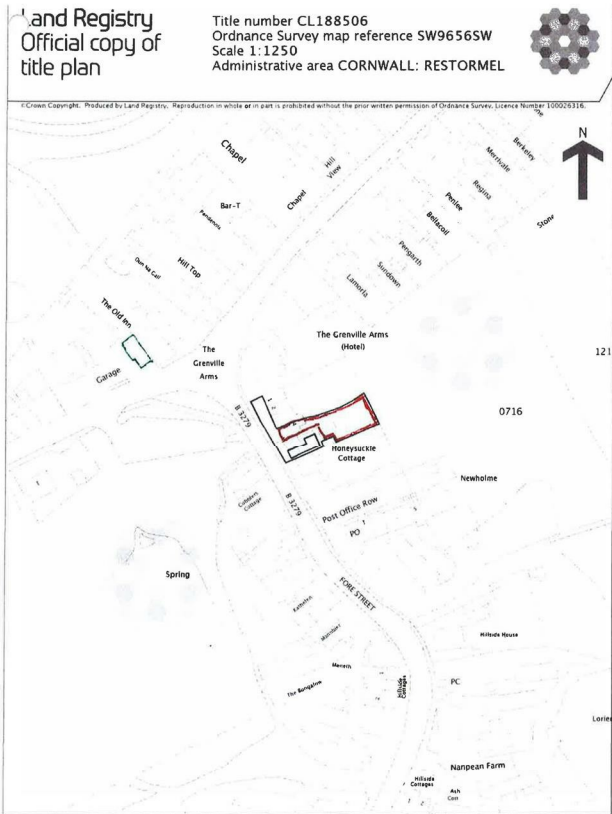


Outside:



To the rear of the property there is a manageable courtyard laid to Astroturf with outdoor tap. Steps lead

up to the terraces shared rear access. A gate provides access to an expanse of garden laid to lawn with established planting shrubbery. Stone outbuilding located in the far right hand corner.



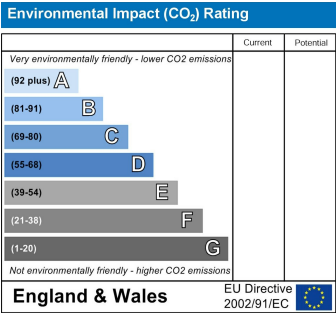
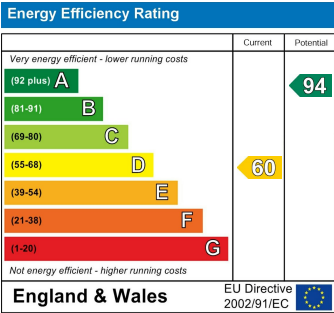
Council Tax Band - A

Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Floor Area:
The floor area measurement is taken from the EPC.

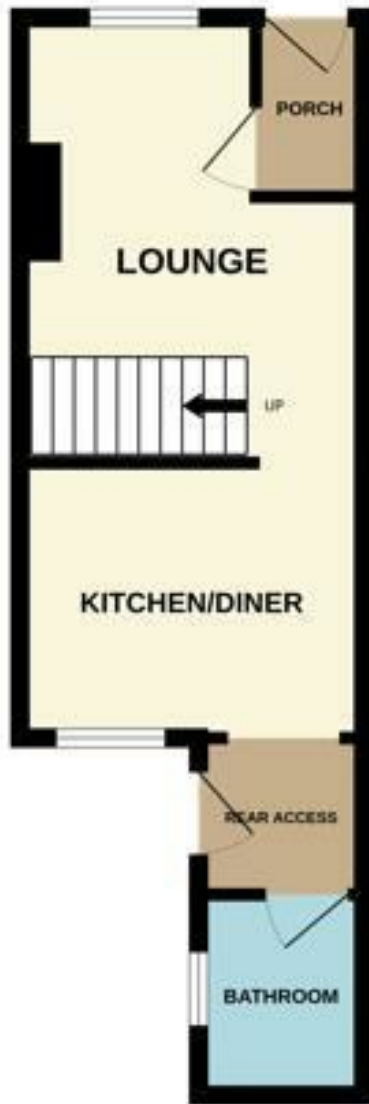
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

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

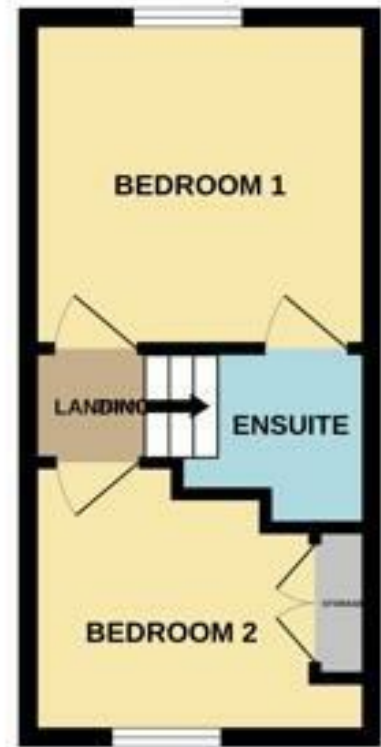




GROUND FLOOR



1ST FLOOR



While 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 misstatement. 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.
Made with Miroplan 12/2016

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