



MAY WHETTER & GROSE

**4 JUBILEE TERRACE HENDRA ROAD, ST DENNIS, PL26 8EQ**  
**GUIDE PRICE £250,000**



A WELL PRESENTED CHAIN FREE END OF TERRACE COTTAGE WITH TWO DOUBLE BEDROOMS, GARAGE AND OFF ROAD PARKING. THE PROPERTY OCCUPIES A SPACIOUS PLOT COMPLETE WITH OUTBUILDING, FURTHER BENEFITS INCLUDE GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM. THE PROPERTY IS LOCATED WITHIN CLOSE REACH OF LOCAL AMENITIES WITH UPVC DOUBLE GLAZING THROUGHOUT. ALSO WITH PLANNING IN PERMISSION IN PRINCIPLE TO BUILD 1 OR 2 PROPERTIES IN THE GROUNDS TO THE SIDE OF THE PORPERTY (IE EXISTING GARAGES AND GARDEN) PLANNING NUMBER PA25/08016

EPC - D

\*SEE AGENTS NOTES\*



## 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, bank 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.

## Directions

From St Austell head out on the A3058 towards St Stephen through the village of Trewoon and the hamlet of Lanjeth. As you head out of Lanjeth and around the bend there is a turning on the right signposted Foxhole/Nanpean. Head through both villages towards St Dennis. As you come to the village of St Dennis, head down Hendra Road where the property is located on the right hand side of the road towards the bottom of the hill.

## Accommodation

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

Upvc double glazed door with upper obscure glazing within set leaded detailing allows external access into lounge.

## Lounge

16'2" x 9'11" (4.93 x 3.03)



Upvc double glazed sash window to front elevation. Multi fuel burner set within chimney recess. Wood flooring. Television aerial point. Telephone point. Carpeted stairs to first floor. Door through to kitchen.



## Kitchen

15'8" x 10'10" (4.79 x 3.31)



Upvc double glazed window to rear elevation. Opening through to utility/rear access. Updated wall and base units, electric oven with fitted microwave inset above. Four ring buttonless hob. Ceiling mounted extractor with inset lights over. Feature exposed stone wall housing multi-fuel burner. Space for additional kitchen appliances. Part tiled walls. Slimline work surfaces. Stainless steel one and half bowl sink with matching draining board and central mixer tap.



**Rear Access/Utility**  
5'8" x 4'11" (1.75 x 1.51)



Currently utilised to house the current owners washing machine, tumble dryer and dish washer. Continuation of tiled flooring. Upvc double glazed door to side elevation allows access to the enclosed rear garden. Door through to ground floor shower room.

**Ground Floor Shower Room**  
6'2" x 6'0" (1.89 x 1.83)



Upvc double glazed window to side elevation with obscure glazing. Matching updated three piece white shower suite comprising low level flush WC with dual flush and soft close technology, pedestal hand wash basin with central mixer tap and fitted shower enclosure with wall mounted shower. Fitted extractor fan. Tiled walls. Tiled flooring. Heated towel rail.

**Landing**  
9'1" x 8'2" (2.78 x 2.49)



Upvc double glazed sash window to rear elevation. Doors to bedrooms one, two and family bathroom. Carpeted flooring. Loft access hatch. We are advised the loft has pull down ladder, is insulated, boarded and has light.

## Bathroom

10'4" x 8'1" (3.16 x 2.48)



Upvc double glazed sash window to rear elevation. Updated three piece white bathroom suite comprising low level flush WC with dual flush technology, panel enclosed p-shaped bath with curved shower screen, shower over and mixer tap. Ceramic hand wash basin with central mixer tap set on vanity storage unit. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Heated towel rail.

## Bedroom One

12'7" x 9'10" - max (3.86 x 3.02 - max)



Upvc double glazed sash window to front elevation. Carpeted flooring. Door into in-built storage.

## Bedroom Two

12'8" x 7'4" - max (3.87 x 2.24 - max)



Upvc double glazed window to front elevation. Carpeted flooring.

## Outside



To the front a hard standing tarmac area provides off road parking for numerous vehicles. The boundaries are clearly defined with exposed stone wall to front, left and right elevations. Twin five bar gates open to provide access to the garage.

## Garage

25'11" x 29'0" - max (7.90 x 8.85 - max)



Single and double garage combined. The garage benefits from light and power. Both garage doors single and double are electric.



Immediately to the rear of the property there is a hard standing area with two outdoor taps. Side door into garage. To the rear of the garage steps lead up to provide access to the elevated garden, also a gate leads to the front providing secure access. The elevated rear garden is mainly laid to lawn and well enclosed with an array of evergreen planting and shrubbery. There are a couple of storage sheds to the rear.

### Council Tax Band - A

### 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)


### Agents Notes

The vendor has advised us that an application for Permission in Principle for the construction of two dwellings has been granted. PA25/08016  
No heating upstairs.

## Planning

Planning Permission in principle has been granted in the grounds to the side of the property for the construction of 1/2 properties under planning number PA25/08016

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	55		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC 	

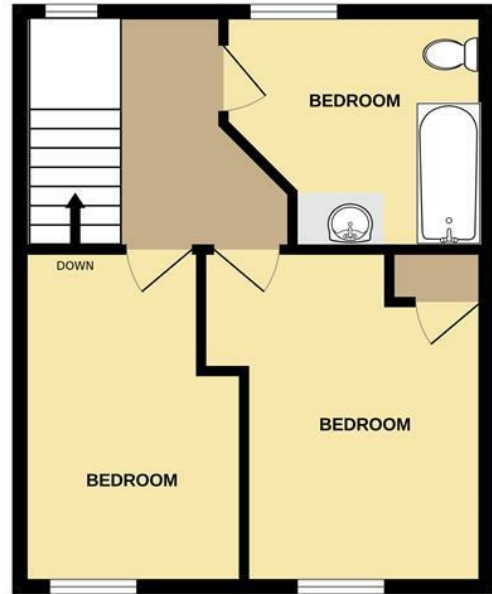




GROUND FLOOR



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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