



**MAY WHETTER & GROSE**

**74 TERRAS ROAD, ST STEPHEN, PL26 7RX**  
**GUIDE PRICE £290,000**



A CHAIN FREE SEMI DETACHED COTTAGE WITH THREE BEDROOMS AND TWO RECEPTION ROOMS. FURTHER BENEFITS INCLUDE GARAGE AND OFF ROAD PARKING. THE PROPERTY OCCUPIES A GENEROUS CORNER PLOT AND IS WELL PRESENTED THROUGHOUT. IN A POPULAR LOCATION WITHIN CLOSE REACH OF LOCAL AMENITIES. THE PROPERTY OFFERS DOUBLE GLAZING THROUGHOUT AND ELECTRIC HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED CHARACTER PROPERTY. EPC - E

**\*SEE AGENTS NOTES\***



## Location

Situated near the village of St Stephen which offers a range of village amenities including shop and Post Office, a public house, primary and secondary schools. The property is situated within easy reach of the recently regenerated St Austell town centre, offering 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 13 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 12 miles from the property.

## Directions

Head out up Edgcumbe Road, known locally as Hospital Hill. Pass through the village of Trewoon, pass through High Street and Lanjeth. Follow the road down and into St Stephen. Go past Hawkins vehicle dealership on the right hand side of the road, over the brow of the hill, follow the road down past the turning on your right into Creakavose Park and just after the petrol station taking the next right. Follow the road along, where the property is located on the right hand side of the road with parking available in front of the garage on the hardstanding area. Note: The chipped parking area belongs to the attached property. A board will be erected for convenience of identification purposes.

## 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 glazed unit allows external access into lounge.

## Lounge

16'5" x 14'0" (5.02 x 4.28)



Wood effect laminate flooring. Opening through to

dining room. Carpeted stairs to first floor with open storage recess below. Delightful focal chimney feature housing a multi fuel burner on slate hearth with inset lighting, wooden mantle over and original clome oven feature to the right hand side. Television aerial point. Telephone point. High level mains enclosed fuse box. Exposed ceiling beams.



## Dining Room

14'7" x 7'11" (4.45 x 2.43)



Hard wood door provides access to rear porch. Opening through to kitchen. Upvc double glazed window to rear elevation with deep display sill. Wall mounted electric heater. Continuation of wood effect laminate flooring.

## Rear Porch

6'7" x 5'8" (2.01 x 1.73)

Upvc double glazed door to side elevation with sealed glazed unit. Further Upvc double glazed window to rear elevation. Continuation of wood effect laminate flooring.



## Kitchen

14'9" x 7'4" (4.52 x 2.25)



Twin aspect kitchen with Upvc double glazed windows to side and rear elevations. Ceiling mounted Velux double glazed window. Matching wall and base kitchen units, roll top work surfaces, stainless steel sink with matching draining board and central mixer tap. Tiled walls to water sensitive areas. Continuation of wood effect laminate flooring. Space for LP Gas Range with large fitted extractor hood over. Integral dishwasher. Door through to utility. Wall mounted electric heater.



## Utility

7'7" x 7'8" - max (2.33 x 2.34 - max)



Upvc double glazed window to side elevation. Continuation of matching wall and base kitchen units. Roll top work surfaces. Stainless steel sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Tiled walls to water sensitive areas. Continuation of wood effect laminate flooring.

## W.C.

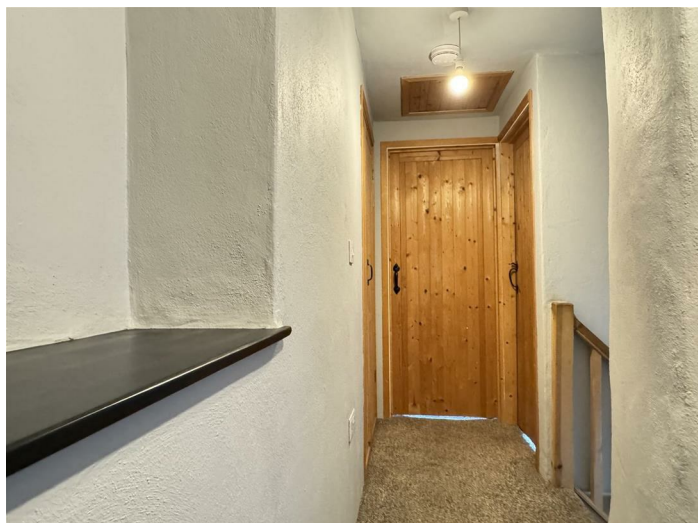
4'1" x 2'5" (1.26 x 0.76)



Upvc double glazed window to front elevation. Matching two piece white WC suite comprising low level flush WC with dual flush technology, pedestal hand wash basin. Tiles to water sensitive areas. Wood effect laminate flooring.

### **Landing**

11'3" x 6'2" - max (3.44 x 1.88 - max)



Doors to bedrooms one, two, three and shower room. Carpeted flooring. Loft access hatch. Door opens to provide access to an airing cupboard housing the pressurised hot water cylinder.

### **Bedroom One**

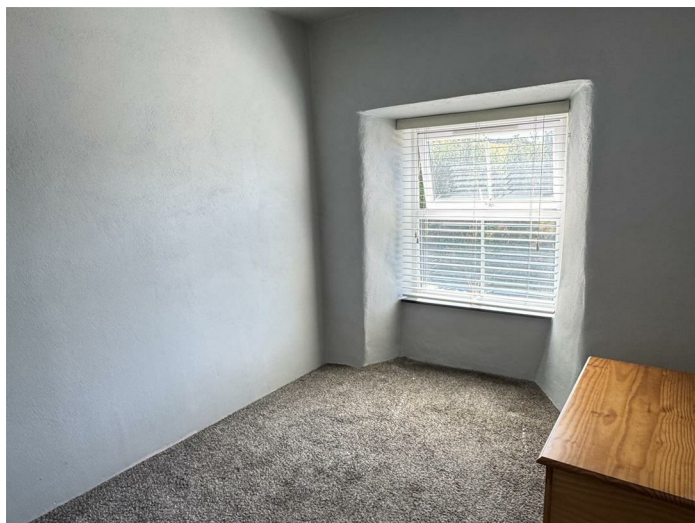
10'10" x 10'8" (3.31 x 3.27 )



Upvc double glazed window to front elevation. Carpeted flooring. Wall mounted electric heater. Door opens to provide access to in-built wardrobe. Television aerial point.

### **Bedroom Three**

8'9" x 7'5" (2.68 x 2.27)



Upvc double glazed window to front elevation. Carpeted flooring. Wall mounted electric heater. Television aerial point.

### **Shower Room**

5'4" x 6'2" (1.65 x 1.88)



Matching three piece white shower suite comprising low level flush WC with dual flush technology, fitted shower enclosure with sliding glass shower doors and wall mounted mains fed shower. Pedestal hand wash basin. Tiled walls to water sensitive areas. Wood effect laminate flooring. Heated towel rail. Wall mounted electric heater. Fitted extractor fan. Slate topped storage shelf to the left hand side.



### Bedroom Two

8'9" x 9'10" (2.67 x 3.00 )



Upvc double glazed window to rear elevation. Carpeted flooring. Wall mounted electric heater. Slate topped storage shelf. Television aerial point.

### Outside



The parking area is accessed via the rear of the property, and gives access to the garage.

### Garage

15'7" x 11'5" (4.76 x 3.48)



Metal up and over garage door. Light and power. Parking in front of the garage on a hardstanding area for two vehicles. Wooden storage shed to the right hand side of the garage.



Access to the garden is made over number 72's parking area. 74 has pedestrian access over. A wooden gate provides access to the rear and side gardens. Laid to lawn with steps providing access to a paved patio area. There is a side access wooden gate, the remainder of the gardens are in the form of lawn and all well enclosed with wood fence providing clarification of the boundaries. There is also an outdoor tap located to the side of the property.

The front garden is laid to lawn with a hardstanding walk way providing access to the front door.

### Council Tax Band - B

### Broadband and Mobile Coverage

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

Services

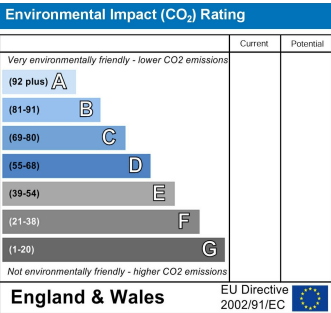
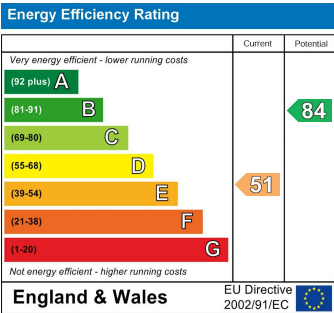
None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbryn Road, Carclaze, PL25 4EJ  
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes

There is private right of way access for number 74, this is vehicular and pedestrian across the bottom of the drive of number 72.  
There is a small flying freehold between 72 and 74.



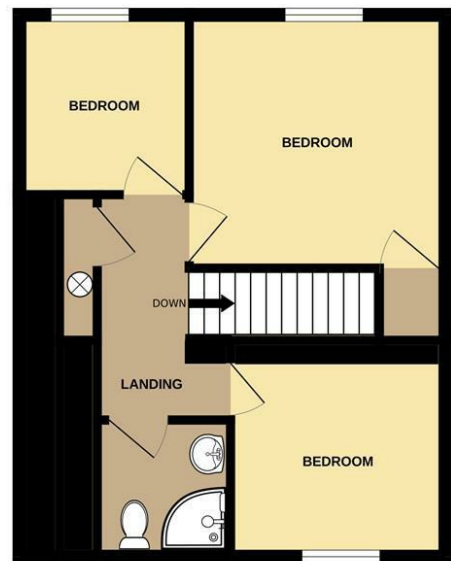




GROUND FLOOR



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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