MAY WHETTER & GROSE

41 GRENVILLE CLOSE, NANPEAN, PL26 7DL
FIXED ASKING PRICE £182,750



A CHAIN FREE SECTION 106 DETACHED FOUR BEDROOM HOUSE. BENEFITS INCLUDE TWO ALLOCATED OFF-ROAD PARKING SPACES, ELECTRIC HEATING AND UPVC DOUBLE GLAZING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED PROPERTY OCCUPYING A NO THROUGH ROAD.
*INTERESTED PARTIES - CHECK CRITERIA PRIOR TO ARRANGING TO VIEW**

** EPC - D **





Location:
Nanpean has a range of village amenities including primary school, shop and post office, public house 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:



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. Just before the public toilets turn right into Grenville Meadows. Follow the road onto the estate turning right onto Grenville Close where the property is located on the left hand side of the road, the first property in the cul-de-sac on the left.

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

Upvc front door with upper obscure glazing allows external access into entrance hall.

Entrance Hall:
6'5" x 13'6" (1.96m x 4.11m)
(maximum measurement including stairs)
Door through to lounge, kitchen/diner and ground floor WC. Carpeted flooring. Wall mounted electric heater. Wall mounted thermostat. Carpeted stairs to first floor.

WC:
4'8" x 3'2" (1.44m x 0.98m)
Matching WC suite comprising low level flush WC with dual flush technology and pedestal hand wash basin. Tiled walls to water sensitive areas. Fitted extractor fan. Carpeted flooring.

Kitchen/Diner:



A twin aspect room withUpvc double glazed window to front elevation. Upvc double glazed patio doors to rear elevation allowing access to the enclosed rear garden. Matching wall and base kitchen units with roll top works surfaces and space for additional kitchen appliances. Tile effective vinyl flooring to kitchen area. Carpeted flooring to dining area. Twin doors open to provide access to under stair storage.

Lounge:
16'1" x 14'1" (4.91m x 4.31m)



Another twin aspect room with Upvc double glazed window to front elevation and Upvc double glazed patio doors to rear elevation. Carpeted flooring. Television aerial point.



Bedroom Four:
6'11" x 7'6" (2.12m x 2.3m)
Upvc double glazed window to rear elevation. Carpeted flooring. Electric heater. Textured ceiling.

Bedroom One:
13'0" x 11'0" (3.97m x 3.37m)



Upvc double glazed window to front elevation. Carpeted flooring. Wall mounted electric heater. Textured ceiling.

Bedroom Three:
9'4" x 7'8" (2.87m x 2.34m)



Upvc double glazed window to rear elevation. Carpeted flooring. Textured ceiling.

Bedroom Two:
8'1" x 9'4" (2.48m x 2.87m)



Upvc double glazed window to front elevation. Carpeted flooring. Textured ceiling.

Bathroom:
6'6" x 5'7" (2.00m x 1.71m)



Upvc window to front elevation with obscure glazing. Matching three-piece white bathroom suite comprising low-level flush WC with dual flush technology, pedestal hand wash basin, panel enclosed bath with central mixer tap and fitted shower attachment. Water resistant cladding. Vinyl flooring. Heated towel rail. Fitted extractor fan. Textured ceiling.

Outside:



Conveniently located off a no through road. Upon entering Greenville Close the property is the first house on the left-hand side. The front garden is laid to lawn with a number of established plants and shrubs with a paved walkway providing access to the front door. To the right hand side of the property the nearest two numbered allocated parking spaces belong to the property. To the right hand side there is an outdoor gate providing secure access to the rear garden. Outdoor tap to the front of the house.

Rear Garden:



Laid to lawn and paving. Well enclosed with wood fencing to right and rear elevations. A fantastic blank canvas for any keen gardeners.



Council Tax: C

Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

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.

Viewing:
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

Cornwall Council Criteria
We would be looking to prioritise someone with a need for an Area Local Connection to St Stephen in Brannel and St Dennis.

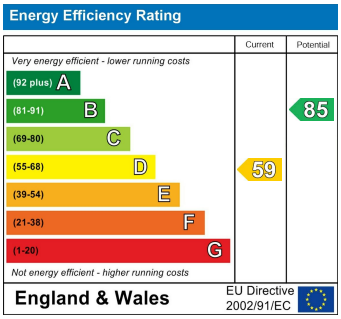
• Current residency/permanent employment of 16 + hours per week for 3 + years
OR
• Former residency of 5 + years
OR
• Close family member (Mother/Father/Sister/Brother/Son/Daughter)

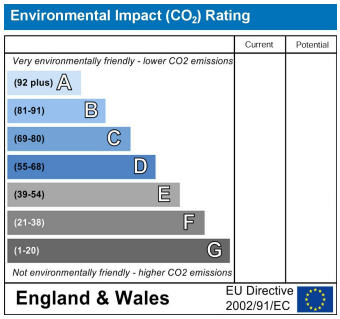
After 14 days of marketing we can consider those who have a local connection to the adjoining parishes of Roche, Treverbyn, St Mewan, Grampound, Ladock, St Enoder.

After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) – please ask us for details. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse should the local connection cascade to Cornwall be triggered.

In addition the applicant will need to:
• Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
• Have a maximum household income of £80,000
• Have a minimum 10% deposit (or 5% with relevant AIP)
• Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
• Have viewed and offered on the property

Agents Notes:
Management company are Koti we understand the current service charge is £242.00.





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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Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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