



MAY WHETTER & GROSE

WOLVER HOLLOW OLD POUND, NANPEAN, PL26 7XS PRICE GUIDE £150,000



OFFERED CHAIN FREE

IN NEED OF COMPLETE RENOVATION THROUGHOUT.

A 2 BEDROOM, 2 RECEPTION ROOM DETACHED HOUSE IN A RURAL LOCATION WITH GARDEN, MAJORITY DOUBLE GLAZING AND ELECTRIC HEATING.

SEE AGENTS NOTES REGARDING VIEWING DAYS

*** EPC - G ***



Location:

Situated in a rural location with just one immediate neighbour. Only a short distance from the village of Nanpean with its local facilities and amenities including general stores, post office, takeaway and primary school.

Directions:

From St Austell take the A3058 and proceed through the village of Trewoon and the hamlets of High Street and Lanjeth. Just before F & K Electrical (on the right) turn right on to the B3279 and proceed through Foxhole. Just before entering the next village of Nanpean turn right signposted Old Pound, follow the road where Wolver Hollow will be found on the left hand side just before the Clays Community Church.

Accommodation:

Upvc double glazed front door with upper obscure glazing allows external access into entrance Hall.

Entrance Hall:

26'8" x 3'0" (max) (8.15m x 0.93m (max))
Tiled flooring. Carpeted stairs the first floor. Door through to lounge. Textured walls. Textured ceiling. High-level main fuse box.

Lounge:

17'1" x 9'8" (5.23m x 2.95m)

**Dining Room:**

9'3" x 8'11" (2.84m x 2.72m)

Upvc double glazed window. Carpeted flooring. Wall mounted electric heater. Tiled ceiling. Wood clad walls. Telephone point.

Inner Hall:

4'6" x 6'3" (max) (1.38m x 1.91 (max))

Door to WC. Door to kitchen. Opening to under stair storage recess. Carpeted flooring. Part tiled walls. Tiled ceiling.

WC:

6'10" x 3'1" (2.09m x 0.95m)



Double glazed window to rear elevation with obscure glazing. Low level flush WC. Tiled flooring. Tiled walls.

Undecorated Room:

15'10" x 10'8" (4.84m x 3.26m)

Upvc double glazed window to side elevation. This room benefits from light and power.



Upvc double glazed window. Door through to inner hall, opening to dining room. Carpeted flooring. Part wood clad walls. BT open reach telephone point. Multi fuel burner with tiled mantel, brick backing and tiled hearth.

Kitchen Diner:

19'2" x 9'6" (5.86m x 2.90m)



Upvc double glazed windows to rear elevation. Upvc double glazed window to front elevation. Matching wall and base kitchen units. Roll top worksurface. Stainless steel sink with matching draining board and central mixer tap. Wall mounted Heatrae Sadia water heater. Wall mounted electric heater. Part tiled walls. Tiled flooring in kitchen area. Carpet flooring in dining area. Space for additional kitchen appliances. Door opens to provide access to storage cupboard.

**Rear Access:**

4'6" x 2'9" (1.39m x 0.84m)

Tiled flooring. Hardwood door with upper obscure glazing providing access to an additional room.

Rear Porch:**Landing:**

8'11" x 5'6" (2.74m x 1.69m)

Upvc double glazed window to side elevation with obscure glazing. Doors off to double bedrooms one, two and wet room. Carpet flooring. Tiled ceiling. Loft access hatch. Textured walls.

Bedroom One:

12'11" x 9'1" (3.95m x 2.78m)



Upvc double glazed window. Carpeted flooring. Wall mounted electric heater. Tiled ceiling. Sliding door provides access through to wet room from principal bedroom.

Wet Room:

9'0" x 7'4" (2.75m x 2.24m)

Upvc double glazed window. Non-slip flooring. Hand wash basin and low-level flush WC. Open shower cubicle with wall mounted shower. Fitted extractor fan. Heated towel rail. Water resistant panelling to walls. Door opens to access storage cupboard housing the hot water tank. Wall mounted electric heater. Upvc clad ceiling.

Bedroom Two:

13'0" x 8'6" (3.98m x 2.60m)



Upvc double glazed window to side elevation. Carpeted flooring. Tiled ceiling.

Outside:



Accessed just below the chapel building and set back off the road. Note the parking to the front of the property belongs to the property to the side and not Wolver Hollow.



Rear Garden:



A spacious and enclosed rear garden offering tremendous scope with large wooden shed and greenhouse.

Council Tax - B

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.

Agents Note Viewing

VIEWINGS WILL BE CONDUCTED IN BLOCKS ON WEDNESDAY 17th and FRIDAY 19th - PLEASE CALL TO BOOK YOUR TIM SLOT

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

Any applicants requiring finance should check with their lending source or advisor prior to viewing to check the suitability.

Broadband and Mobile Coverage:

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		100+		(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G		19		(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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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