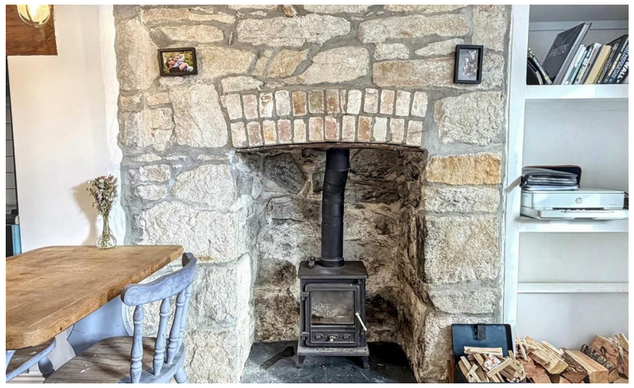
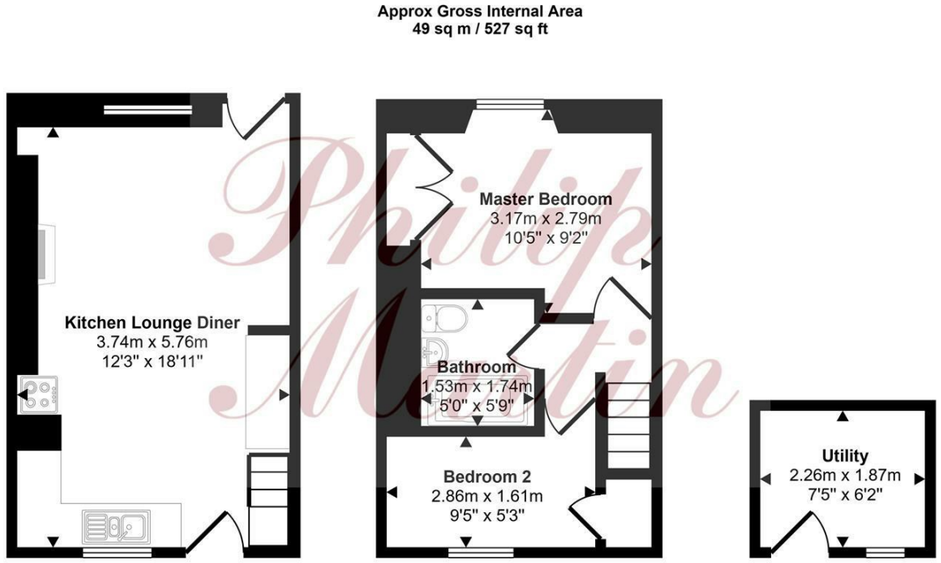
VICTORIA TERRACE, NANPEAN, ST. AUSTELL







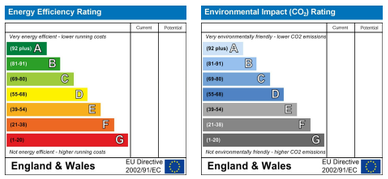


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Key Features

- NO CHAIN
- UNDERFLOOR HEATING
- FRONT GARDEN
- SEPERATE UTILITY
- TWO BEDROOMS
- OFF ROAD PARKING
- MODERN BATHROOM
- USEFUL OUTBUILDING

Energy performance rating



6 VICTORIA TERRACE, NANPEAN, ST. AUSTELL, PL26 7YQ

CHARMING TWO BEDROOM COTTAGE WITH PARKING SOLD WITH NO CHAIN

A charming two-bedroom cottage situated in the village of Nanpean, offering open-plan living accommodation to the ground floor, together with two first-floor bedrooms and a family bathroom. Outside, the property benefits from a front garden, two parking spaces, a useful rear utility area and a traditional stone pig shed providing additional storage. Sold with no chain, an internal viewing is highly recommended.
EPC-D. Freehold. Council Tax-A.

Guide Price £180,000

Contact us

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

RICS rightmove.co.uk The UK's number one property website OnTheMarket.com

General Comments

A charming two-bedroom cottage situated in the village of Nanpean, conveniently located for access to the nearby town of St Austell. The property offers well-proportioned accommodation, with an open-plan kitchen/dining/living room providing a sociable and versatile space for everyday living. To the first floor are two bedrooms and a family bathroom. Externally, the property benefits from a front garden and two allocated parking spaces, together with a useful utility area to the rear. A particularly characterful feature is the traditional stone pig shed, providing ideal additional storage. Sold with no chain, an internal viewing is highly recommended to fully appreciate what this property has to offer.

Nanpean

Nanpean is a popular village situated in the heart of Cornwall's historic china clay country, approximately four miles from St Austell. Offering a range of local amenities and a strong community atmosphere, the village is ideally positioned for access to the wider mid-Cornwall area, with both the north and south coasts within easy reach.

Kitchen Lounge Diner

12'3" x 18'10" (3.74m x 5.76m)
A range of units, stainless steel sink and drainer. Space and electric for a cooker with extractor hood over. Dual aspect room with windows to the front and rear. Granite feature fireplace with log burner.

Master Bedroom

10'4" x 9'1" (3.17m x 2.79m)
Window to the front. Built in wardrobe. Radiator.

Bedroom Two

9'4" x 5'3" (2.86m x 1.61m)
Window to rear. Radiator.

Bathroom

5'0" x 5'8" (1.53m x 1.74m)
Recently modernised. Bath with shower over and tiled to full height. Low level W.C and hand wash basin.

Outside

The property benefits from a front garden and two allocated parking spaces, along with a useful utility area to the rear. A particularly characterful feature is the traditional stone pig shed, offering ideal additional storage while adding a touch of rustic charm.

Utility

7'4" x 6'1" (2.26m x 1.87m)
Space and plumbing for a washer and dryer. Additional storage as well.

Services

Mains electric, water and drainage. Oil central heating.

Tenure

Freehold.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

Directions

Driving from St Dennis follow Hendra Road out of St Dennis towards the B3279, once joining the B3279 follow this into the village of Nanpean onto Fore Street. Less them half a mile along this road the property can be found on the left hand side where there is a Philip Martin for sale board erected.













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