



MAY WHETTER & GROSE

HENSAFRAEN, HILLHEAD, ST STEPHEN, PL26 7QQ
GUIDE PRICE £285,000



**** RE AVAILABLE DUE TO CHAIN BREAK ****

AN INTERESTING CHAIN FREE DETACHED BUNGALOW WITH ELEVATED VIEWS OVER THE SURROUNDING AREA. THE PROPERTY OCCUPIES A SPACIOUS PLOT WITH TWO DOUBLE BEDROOMS, TWO RECEPTIONS ROOMS PLUS LOFT ROOM. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT, AMPLE OFF ROAD PARKING AND GARAGE. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED PROPERTY WITH OUTSTANDING AND FAR REACHING VIEWS.

***** EPC F *****



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. St Stephen is ideally located giving easy access to both North and South Coasts as well as the A30. The property is situated within easy reach of the 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

From St Austell head out towards St Stephen, come up past Hawkins Car Dealership on your right hand side, towards the heart of the village. Take the right hand turn onto The Square (one way street) and pass the public house. Follow the road to the end and turn right onto Fore Street. Proceed along this road which becomes Trethosa Road. After approximately one mile turn left, signposted Trethosa 1/4, Treviscoe 1 & 3/4. Proceed along around 500 yards where the property is located on the right hand side of the road.

Accommodation:

Upvc double glazed door with inset obscure glazing with stain glass detail allows external access into entrance hall.

Entrance Hall:

13'4" x 3'7" (4.08m x 1.11m)



Doors off to both bedrooms, lounge and dining room. Wood effect laminate flooring. Textured walls. Textured ceiling.

Bedroom One:

11'9" x 11'9" (3.59 x 3.60m)



UPVC double glazed window to front elevation commanding elevated and far reaching views over open countryside. Continuation of wood effect laminate flooring. Currently utilised as an office. This room would comfortably house a double bed or could double as a additional reception room if required.

Bedroom Two:

11'10" x 11'8" (3.63 x 3.57m)



Upvc double glazed window to the side elevation. Wood effect laminate flooring. Textured ceiling. Textured walls.



Dining Room:
15'8" x 11'9" (4.80m x 3.59m)



Lounge:
11'10" x 11'9" (3.62 x 3.59m)



Upvc double glazed window to rear elevation overlooking spacious enclosed rear garden. Door through to rear hall. Wood effect laminate flooring (stairs provide access to loft room with understairs store below.) Slate fronted fire place with wood mantle and slate hearth currently showcasing real flame effect electric fire.

UPVC double glazed window to front commanding far reaching views over the surrounding area. Wood effect laminate flooring. Wall mounted electric fire.



Rear Hall:

6'9" x 3'6" (2.07m x 1.08m)



Upvc double glazed door to side elevation with obscure glazing allowing external access. Tiled flooring. Door through to family bathroom. Door through to kitchen. Double door to the properties airing cupboard housing the hot water cylinder with further slated storage options set within. Textured ceiling. High level mains enclosed fuse box.

Bathroom:

8'8" x 6'9" (max) (2.66m x 2.07m (max))



Upvc double glazed window to rear elevation with obscure glazing. Matching white bathroom suite. Comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap and panel enclosed bath with wall mounted electric shower over and glass shower screen. Tiled walls. Heated towel rail. Tiled flooring.

Kitchen:

12'9" x 11'10" (3.89m x 3.63m)



Upvc double glazed window to rear elevation overlooking the enclosed and spacious rear garden. Matching wall and base kitchen units. Roll top work surfaces. Stainless steel sink with matching draining board and central mixer tap. Tiled flooring. Space for electric oven with fitted extractor hood above. Space for fridge freezer, washing machine and slim line dishwasher. Textured ceiling. Part tiled walls. The kitchen would comfortably house a dining table should a kitchen diner be required.





Loft Room:

20'3" x 11'10" (6.19m x 3.61m)

Loft Store:

15'10" x 6'9" (4.84m x 2.08m)

A unconverted room offering fantastic storage options.

Outside Front:



A fantastic and useful addition to the property. Well lit with a upvc double glazed window to side elevation and three ceiling mounted Velux skylight windows all combining to provide natural light. Door through to loft store which benefits from the addition of light and power. Laminate flooring. . Additional door opens to provide access to a useful inbuilt storage cupboard. Door provides access to eaves storage.

In front of the property is a spacious area of lawn making the most of the elevated views. A hardstanding walkway provides access to the front door. To the front right hand side is the properties drive allowing off road parking for numerous vehicles. To the rear of the drive is the properties garage.

Garage:

25'2" x 8'0" (max) (7.68m x 2.45m (max))



Metal up and over garage door. The garage benefits from light and power.
To the rear of the garage a useful WORKSHOP with an old WC with belfast sink with cold water tap.

Outside Rear:

Immediately off the rear access there is a hard standing area, beyond this the hard standing walkway flows up to an elevated area of lawn. The boundaries are clearly defined with block built walls to the right, left and rear elevations. To the top section of the garden there are a number of useful external storage sheds. The rear garden is considered well stocked with an array of planting and shrubbery. The LPG tank in the rear garden has ben disconnected.

**Council Tax Band - B****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>

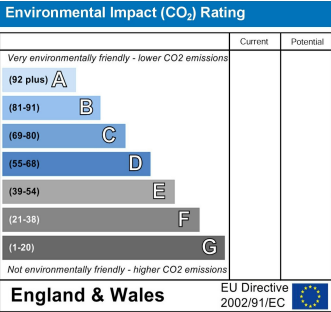
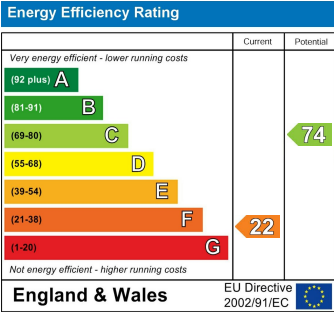
<https://www.ofcom.org.uk/mobile-coverage-checker>

Services:

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

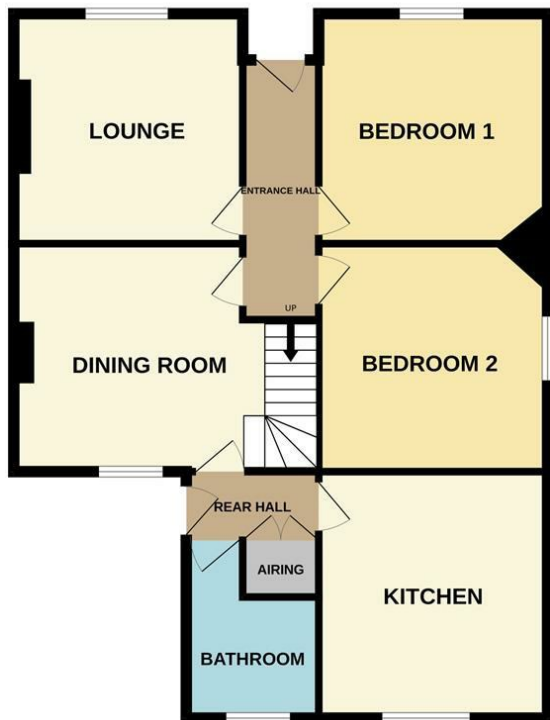
Viewing:

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

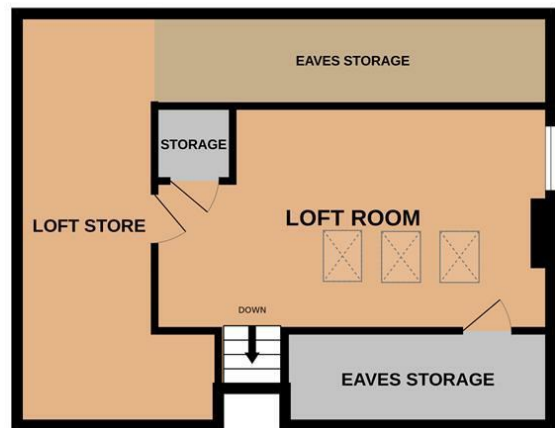




GROUND FLOOR



1ST FLOOR



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