



MAP estate agents
Putting your home on the map

**Hendra Close,
Stithians, Truro**

Offers in the Region of £285,000
Freehold





**Hendra Close,
Stithians, Truro**

**Offers in the Region of £285,000
Freehold**

Property Introduction

This semi-detached house is located in a corner plot at the end of a cul-de-sac with a lovely open outlook over the fields backing onto it.

The property comprises of two reception rooms, a lounge with an oil fired stove offering a cosy feeling, a dining room, a kitchen and a utility. There are three bedrooms and a modern bathroom on the first floor.

The garden is lawned on three sides and features a patio to the rear along with a shed and useful outside WC.

Please note that this is being sold with a Section 157 restriction on the property, therefore can only be offered to purchasers who have either lived or worked in Cornwall for the past three years. Offered for sale chain free.

Location

Hendra Close is a quiet cul-de-sac set in the thriving village of Stithians.

The village has a Church, popular Primary School, Public Houses that serve good food, a doctors surgery and two shops.

There is also a wellness centre, cricket club, playing fields and village community hall which creates a real sense of community in the village which is ideally placed for easy access to the larger towns of Falmouth, Helston, Redruth and Truro.

A regular bus service provides transport links and a school bus operates during term time to transport secondary school children to the local senior schools.

ACCOMMODATION COMPRISES

Open porch with uPVC double glazed door opening to:-

HALLWAY

Tiled flooring and stairs to first floor. Doors off to:-

LOUNGE 14' 4" x 11' 9" (4.37m x 3.58m) maximum measurements

A dual aspect light and bright room with a uPVC double glazed window to the front and uPVC double glazed window to the rear. Tiled hearth housing the oil fired stove with a wooden mantel over

and inset spotlighting. Door to:-

KITCHEN 11' 0" x 9' 3" (3.35m x 2.82m) maximum measurements, L-shaped

A dual aspect room with a uPVC double glazed window to the side and uPVC double glazed window to the rear. Featuring a range of floor and wall mounted cupboards with work surfaces over, tiled surround and incorporating an inset single drainer sink unit. Integrated oven, gas hob, extractor fan above, space for dishwasher, space for fridge and wall mounted electric heater. Door to:-

UTILITY 11' 0" x 5' 6" (3.35m x 1.68m) plus recess

Range of floor mounted cupboards with work surface over, matching tiled surround, space for fridge/freezer and space for washing machine. Double doors leading out to the garden. Access to:-

DINING ROOM 11' 5" x 9' 9" (3.48m x 2.97m) maximum measurements

uPVC double glazed door to the front. Shelving and space for dining table.

Returning to hallway, stairs leading to:-

FIRST FLOOR LANDING

uPVC double glazed window enjoying a rural outlook. Loft access, airing cupboard housing immersion tank and night storage heater. Doors off to:-

BEDROOM ONE 11' 6" x 9' 10" (3.50m x 2.99m) maximum measurements

uPVC double glazed window to the front. Fitted wardrobes, stripped floorboards and a useful storage cupboard.

BEDROOM TWO 11' 10" x 11' 9" (3.60m x 3.58m) plus recesses

uPVC double glazed window to the front. Storage cupboard, stripped floorboards and night storage heater.

BEDROOM THREE 8' 9" x 7' 11" (2.66m x 2.41m)

uPVC double glazed window to the side. Night storage heater.

BATHROOM

An updated suite with a uPVC obscure glass double glazed window to the rear. Featuring a low level WC, pedestal wash hand basin and bath with electric shower over. Tiled walls and flooring, extractor fan and heated towel rail.

OUTSIDE FRONT

To property is situated on a corner plot featuring a lawn, hedging and a range of mature shrubs. Pedestrian pathway leads round to the side and rear.

REAR GARDEN

To the rear the garden is enclosed and mainly laid to lawn with a range of mature shrubs and a patio. A large storage shed housing electrics and tumble dryer, there is also the oil tank and an external water supply.

OUTSIDE WC

Single glazed obscure glass window. Low level WC and cistern.

SERVICES

Mains water, mains electric and mains drainage. Oil heating and LPG connection.

AGENT'S NOTES

The Council Tax Band for this property is Band 'B'. Please be advised that the outside walls have had internal insulation installed. Please note that this is being sold with a Section 157 restriction on the property, therefore can only be offered to purchasers who have either lived or worked in Cornwall for the past three years.

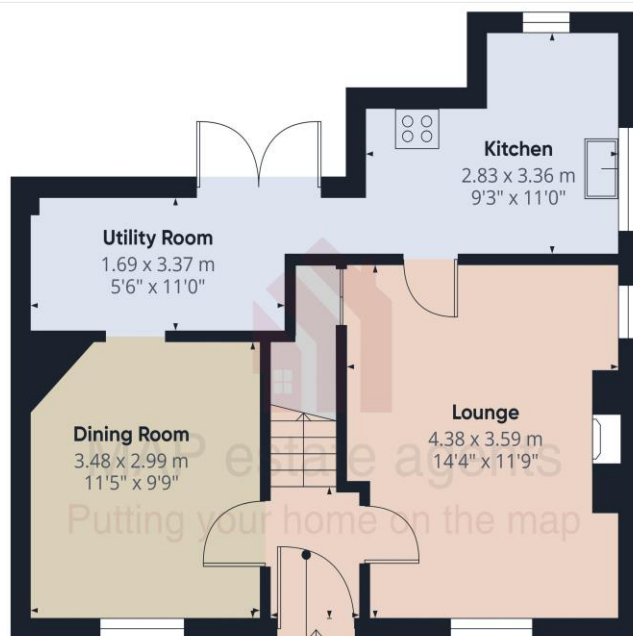


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	62	77
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Located in the village of Stithians
- Semi-detached house on a corner plot
- Two reception rooms, lounge with oil fired stove
- Separate dining room
- Kitchen with utility, updated bathroom
- Three bedrooms on the first floor
- In need of redecoration
- Outside walls of have had internal insulation
- Gardens to front, side and rear looking out to fields
- Ample parking in cul-de-sac



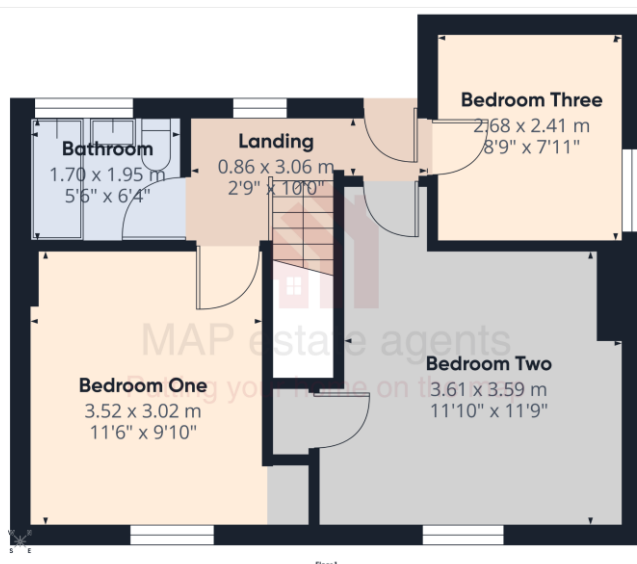
Approximate total area⁽¹⁾
43.9 m²
472 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor



Approximate total area⁽¹⁾
39.2 m²
422 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.