



MAY WHETTER & GROSE

35 CREAKAVOSE, ST STEPHEN, PL26 7NZ

GUIDE PRICE £195,000



A WELL POSITIONED CHAIN FREE MID TERRACE HOUSE WITH THREE BEDROOMS AND OFF ROAD PARKING TO THE FRONT. THE PROPERTY OCCUPIES A SPACIOUS PLOT WITH LARGE FRONT AND REAR GARDEN WITH FURTHER BENEFITS INCLUDING OIL FIRED CENTRAL HEATING THROUGHOUT, COURTESY OF AN UPDATED EXTERNAL BOILER, UPVC DOUBLE GLAZING AND UPDATED FIRST FLOOR SHOWER ROOM. THE PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES AND AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED HOME. EPC - D
SEE AGENTS NOTES



Location

Situated in the village of St Stephen which offers a range of village amenities including shop and Post Office, a public house, primary and secondary schools. The property is situated within easy reach of 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 to St Stephen, past Hawkins garage on your right, towards the heart of the village. Head down past the Nisa Store on your left, taking the next right into Creakavose. Number 35 is located on the left hand side of the road, approximately 300 yards in, with ample parking available on the drive for viewers.

Accommodation

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

Entrance to the property can be made via a covered porch. Upvc double glazed door with upper and lower obscure glass detailing allows external access into entrance hall.

Entrance Hall

9'8" x 6'6" (2.97 x 2.00)



Upvc double glazed window to front elevation. Wood effect laminate flooring. Carpeted stairs to first floor with open storage below. Doors through to lounge/diner and kitchen. Radiator. BT Openreach telephone point.

Kitchen

11'7" x 9'2" - max (3.54 x 2.80 - max)



Upvc double glazed window to front elevation overlooking the spacious front garden. Updated matching wall and base kitchen units finished in white high gloss. Roll top work surfaces, stainless steel one and half bowl sink with central mixer tap and matching draining board. Space for electric oven and hob with fitted extractor hood above. Space for additional kitchen appliances together with plumbing for washing machine. Tile effect vinyl flooring. Tiled walls to water sensitive areas. Satellite point. The kitchen benefits from soft close technology and intelligent storage. Radiator. Door opens to provide access into cupboard, the mains fuse box is located within.



Lounge/Diner

18'4" x 9'10" (5.61 x 3.01)



Upvc double glazed door to rear elevation with upper and lower obscure glazing, leads out to the rear garden. Two further Upvc double glazed windows to rear elevation enjoying an outlook over the rear patio and garden. Focal fireplace housing electric real flame effect fire set within marble effect backing with wooden surround. Television aerial point. Textured ceiling. Carpeted flooring. Radiator.



Landing

8'1" x 5'11" (2.47 x 1.82)



Doors off to updated shower room, bedrooms one, two and three. Carpeted flooring. Loft access hatch.

Shower Room

7'11" x 5'4" (2.43 x 1.64)



Upvc double glazed window to rear elevation with obscure glazing. Updated three piece white shower suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap set on vanity storage unit, updated shower enclosure with sliding glass shower door and wall mounted mains fed shower. Water sensitive cladding to shower enclosure. Tiled walls to the remainder of the room. Wood effect vinyl flooring. Heated towel rail.

Bedroom One

13'9" x 8'9" (4.20 x 2.69)



Upvc double glazed window to rear elevation with an outlook over the rear garden. Radiator. Part carpeted flooring. Television aerial point.

Bedroom Two

14'1" x 10'5" - max (4.31 x 3.18 - max)



Upvc double glazed window to front elevation, further Upvc double glazed circular window to front elevation. Carpeted flooring. Radiator. Door into in-built storage cupboard. Television aerial point.

Bedroom Three

7'4" x 8'3" (2.25 x 2.53)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Opening provides access to storage recess. Television aerial point.

Outside



To the front an opening provides pedestrian access to the front door via a tarmac walkway. To the side of this a larger opening which provides access to the hardstanding off road parking area.

The remainder of the front garden is laid to lawn and enclosed by wood fencing on the left and evergreen shrubbery to the right. Located in the lower section of the garden is the oil tank and central heating boiler located externally to the front of the property.

To the front of the property is an outside tap.



A covered walkway provides access to the rear garden.

The rear garden as previously explained is either accessed via the covered walkway to the right hand side of the property or from the Upvc double glazed door off the lounge/diner.

Immediately to the rear of the property is a paved patio area and useful block built outbuilding. This outbuilding benefits from light and power.

Agents Note

There is a gate to the front between number 35 and 33. The gate is no longer used. 37 Creakavose has right of access through the passageway. To the rear of the property the neighbours have a right of access via a gate at the end of the passage. Part of Bedroom Two is located above the passageway.

Council Tax Band - A

Broadband and Mobile Coverage

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

Services

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

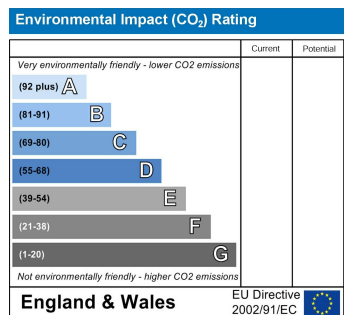
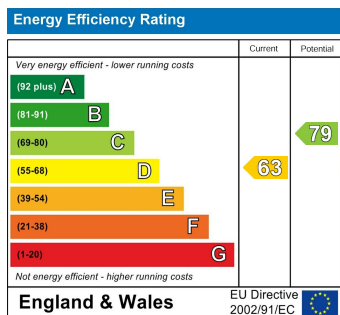
Viewings

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



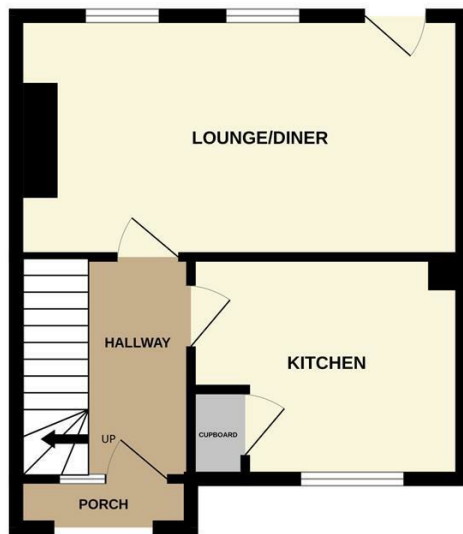
Beyond the hardstanding walkway continues to a further hardstanding area with established evergreen planting and shrubbery to the left hand side. The hardstanding walkway flows down the right hand side of the rear garden passing a spacious area of lawn. The boundaries mirror the front of the property with evergreen shrubbery to the right and wood fencing to the left.

Proceeding to the lower section of this spacious garden there is a large greenhouse, planting bed and further wooden shed located to the bottom of the garden. This spacious garden will greatly appeal to a keen gardener.





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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